

# Unit 705 - Midtown Doral 2

705 - 7751 NW 107 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11682747  |
| Status:         | Pending  |
| Size:           | 1,684 Sq ft.   |
| Bedrooms:       | 3  |
| Full Bathrooms: | 3  |
| Half Bathrooms: |  |
| Parking Spaces: | 2 Or More Spaces,Assigned<br>Parking,Covered Parking,Guest Parking |
| View:           |  |
| List Price:     | \$670,000  |
| List PPSF:      | \$398  |
| Valuated Price: | \$644,000  |
| Valuated PPSF:  | \$382  |

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

|  |     |
|--|-----|
| Number of units:                         | 153 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 11  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 20  |
| Number of sales over the last 6 months:  | 10  |
| Number of sales over the last 3 months:  | 4   |

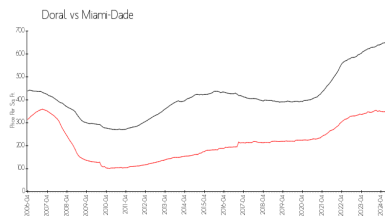
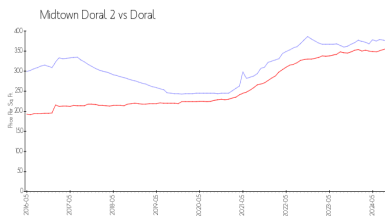
## Building Association Information

Midtown Doral Association  
Address: 7661 NW 107th Ave, Bldg Lobby, Doral, FL 33178  
Phone: +1 305-307-6731

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 605    | 1,684 sq ft | Nov 2024     | \$600,000  | \$356 |
| 408    | 1,244 sq ft | Nov 2024     | \$450,000  | \$362 |
| 714    | 1,244 sq ft | Oct 2024     | \$492,000  | \$395 |
| 712    | 1,130 sq ft | Oct 2024     | \$450,000  | \$398 |
| 706    | 1,244 sq ft | Aug 2024     | \$455,000  | \$366 |

## Market Information



|                  |               |             |               |
|------------------|---------------|-------------|---------------|
| Midtown Doral 2: | \$375/sq. ft. | Doral:      | \$356/sq. ft. |
| Doral:           | \$356/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Midtown Doral 2 | 7% |
| Doral           | 3% |
| Miami-Dade      | 4% |

## Avg. Time to Close Over Last 12 Months

|                 |         |
|-----------------|---------|
| Midtown Doral 2 | 72 days |
| Doral           | 60 days |

