

Unit 8301 NW 107th Ct # 4-22 - Leewards at Islands at Doral

8301 NW 107th Ct # 4-22 - 8231-8501 NW 107 Ct, Doral, FL, Miami-Dade 33178

Unit Information

MLS Number:	A11683026
Status:	Active
Size:	1,462 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking, Other Parking
View:	
List Price:	\$486,000
List PPSF:	\$332
Valuated Price:	\$458,000
Valuated PPSF:	\$313

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

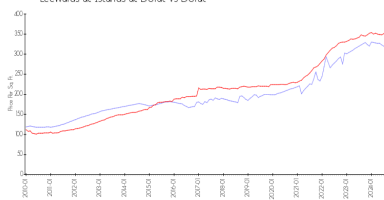
Number of units:	340
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Recent Sales

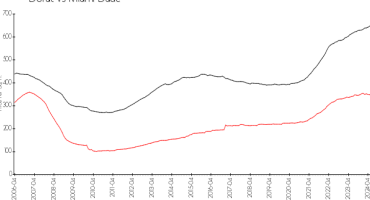
Unit #	Size	Closing Date	Sale Price	PPSF
5-40	1,507 sq ft	Oct 2024	\$529,000	\$351
5-21	1,282 sq ft	May 2024	\$420,000	\$328
3-37	1,282 sq ft	May 2024	\$438,000	\$342
6-22	1,589 sq ft	May 2024	\$495,000	\$312
10-14	1,282 sq ft	Apr 2024	\$390,000	\$304
1-28	1,507 sq ft	Apr 2024	\$560,000	\$372

Market Information

Leewards at Islands at Doral vs Doral



Doral vs Miami-Dade



Leewards at Islands at Doral:	\$313/sq. ft.	Doral:	\$356/sq. ft.
Doral:	\$356/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Leewards at Islands at Doral	3%
Doral	3%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Leewards at Islands at Doral	33 days
Doral	60 days
Miami-Dade	86 days

