

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: 3
 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

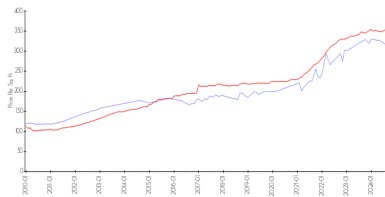
Number of units: 340
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Recent Sales

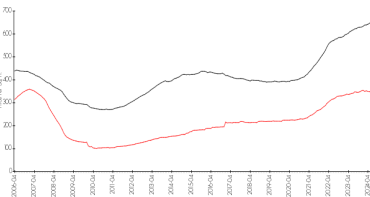
Unit #	Size	Closing Date	Sale Price	PPSF
5-40	1,507 sq ft	Oct 2024	\$529,000	\$351
5-21	1,282 sq ft	May 2024	\$420,000	\$328
3-37	1,282 sq ft	May 2024	\$438,000	\$342
6-22	1,589 sq ft	May 2024	\$495,000	\$312
10-14	1,282 sq ft	Apr 2024	\$390,000	\$304
1-28	1,507 sq ft	Apr 2024	\$560,000	\$372

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

