

# Unit 8265 NW 41st St # C-205 - Urbana at the Residences III

8265 NW 41st St # C-205 - 8001 NW 41 St, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number:	A11684838
Status:	Active
Size:	1,124 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$520,000
List PPSF:	\$463
Valuated Price:	\$550,000
Valuated PPSF:	\$489

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:	226
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	7%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

## Building Association Information

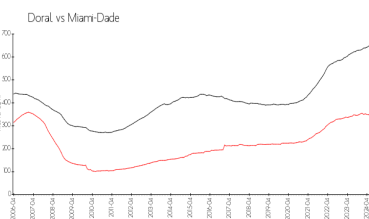
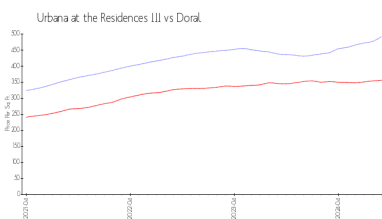
Urbana Midrise Condominium Residences  
 Address: 4745 NW 84th Ct,  
 Doral, FL 33166,

<https://websites.mmlive.net/urbananeighborhood>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
E-304	1,124 sq ft	Oct 2024	\$495,000	\$440
E-309	1,124 sq ft	Sep 2024	\$520,000	\$463
A-102	738 sq ft	Sep 2024	\$380,600	\$516
C-206	1,334 sq ft	Aug 2024	\$565,000	\$424
A-301	1,124 sq ft	Aug 2024	\$510,000	\$454
E-303	738 sq ft	Aug 2024	\$380,000	\$515

## Market Information



Urbana at the Residences III:	\$492/sq. ft.	Doral:	\$356/sq. ft.
Doral:	\$356/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Urbana at the Residences III	7%
Doral	3%



Miami-Dade 4%

**Avg. Time to Close Over Last 12 Months**

Urbana at the Residences III	56 days
Doral	60 days
Miami-Dade	86 days