

# Unit 716 - Midtown Doral 2

716 - 7751 NW 107 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number:	A11686504
Status:	Active
Size:	1,339 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$569,999
List PPSF:	\$426
Valuated Price:	\$512,000
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:	13
Building inventory for sale:	8%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

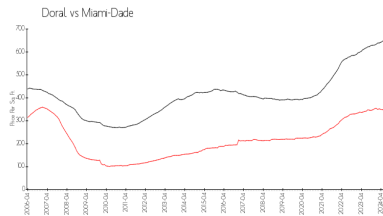
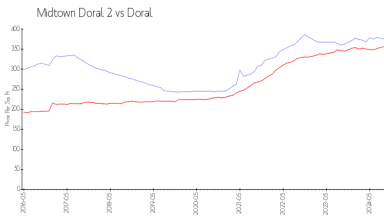
## Building Association Information

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
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
220	1,130 sq ft	Jul 2024	\$415,000	\$367

## 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	8%
Doral	3%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Midtown Doral 2	76 days
Doral	60 days
Miami-Dade	86 days

