

# Unit 11403 NW 89th St # 203 - St Moritz at Doral (11401-11403-11501-11503-11603&11605)

11403 NW 89th St # 203 - 11605 NW 89 St, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number: A11688334  
 Status: Active  
 Size: 1,256 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$425,000  
 List PPSF: \$338  
 Valuated Price: \$416,000  
 Valuated PPSF: \$331

*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.*

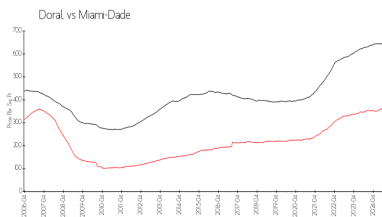
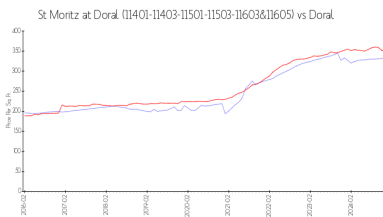
## Building Information

Number of units: 207  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
220	1,500 sq ft	Dec 2024	\$450,000	\$300
207	1,121 sq ft	Sep 2024	\$420,000	\$375
214	1,121 sq ft	Sep 2024	\$385,000	\$343
203	1,256 sq ft	Apr 2024	\$405,000	\$322
205	1,256 sq ft	Apr 2024	\$420,000	\$334

## Market Information



St Moritz at Doral (11 \$330/sq. ft.  
 401-11403-11501-11  
 503-11603&11605):  
 Doral: \$349/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

St Moritz at Doral (11401-11403-11501-11 3%  
 503-11603&11605)  
 Doral 3%  
 Miami-Dade 5%

## Avg. Time to Close Over Last 12 Months

St Moritz at Doral (11401-11403-11501-11 61 days  
 503-11603&11605)  
 Doral 65 days  
 Miami-Dade 90 days

