

Unit 5791 NW 116th Ave # 103 - Las Brisas at Doral

5791 NW 116th Ave # 103 - 5670-5791 NW 116 Ave, Doral, FL, Miami-Dade 33178

Unit Information

MLS Number: A11695954
 Status: Active
 Size: 1,420 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$490,000
 List PPSF: \$345
 Valuated Price: \$407,000
 Valuated PPSF: \$287

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: 341
 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: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

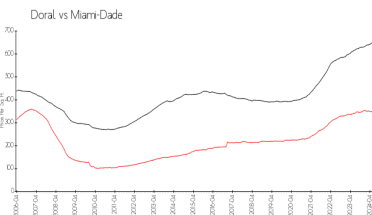
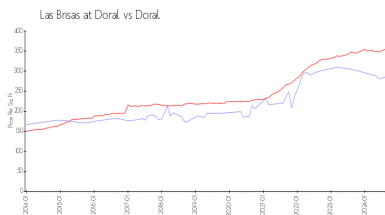
Building Association Information

Las Brisas at Doral
 Community Association
 10544 NW 26th St
 Ste E-04
 Doral, FL 33172
 (305) 514-0089

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
209	1,680 sq ft	Jul 2024	\$460,000	\$274
107	1,600 sq ft	Jun 2024	\$447,500	\$280
105	1,420 sq ft	May 2024	\$440,000	\$310
204	1,150 sq ft	Apr 2024	\$365,000	\$317
101	1,420 sq ft	Apr 2024	\$474,000	\$334

Market Information

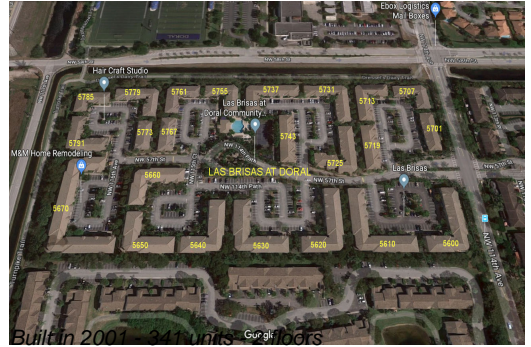


Las Brisas at Doral: \$287/sq. ft.
 Doral: \$356/sq. ft.

Doral: \$356/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Las Brisas at Doral: 3%
 Doral: 3%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

Las Brisas at Doral	64 days
Doral	60 days
Miami-Dade	87 days