

# Unit 302 - Las Vistas at Doral II

302 - 8290 Lake Dr, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number:	A11698750
Status:	Active
Size:	710 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Additional Spaces Available
View:	
List Price:	\$285,000
List PPSF:	\$401
Valuated Price:	\$220,000
Valuated PPSF:	\$310

*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:	248
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

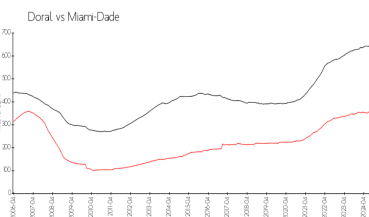
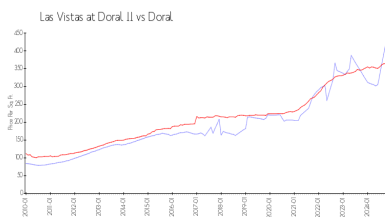
## Building Association Information

Las Vistas At Doral Condominium  
8290 Lake Dr,  
Doral, FL 33166  
(305) 591-2972  
Las Vistas At Doral  
Address: 8323 Lake Dr,  
Doral, FL 33166,  
Phone: +1 305-513-3396

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
442	710 sq ft	Dec 2024	\$240,000	\$338
550	1,036 sq ft	Oct 2024	\$305,000	\$294
450	710 sq ft	Aug 2024	\$285,000	\$401
307	1,036 sq ft	Jul 2024	\$275,000	\$265
215	1,036 sq ft	May 2024	\$310,000	\$299

## Market Information

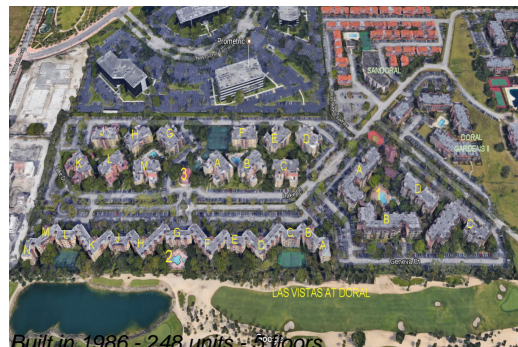


Las Vistas at Doral II: \$310/sq. ft.  
Doral: \$354/sq. ft.

Doral: \$354/sq. ft.  
Miami-Dade: \$693/sq. ft.

## Inventory for Sale

Las Vistas at Doral II	3%
Doral	2%
Miami-Dade	4%



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

Las Vistas at Doral II	50 days
Doral	62 days
Miami-Dade	89 days