

Unit 1209 - 5252 Paseo

1209 - 5252 NW 85 Ave, Doral, FL, Miami-Dade 33166

Unit Information

MLS Number:	A11699193
Status:	Active
Size:	950 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$495,000
List PPSF:	\$521
Valuated Price:	\$449,000
Valuated PPSF:	\$473

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.

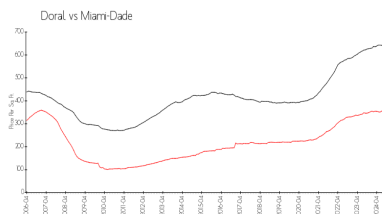
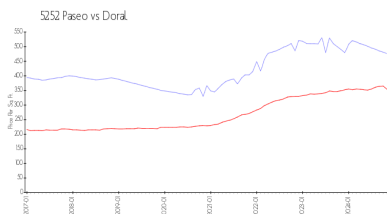
Building Information

Number of units:	203
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	7%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
601	1,067 sq ft	Dec 2024	\$475,000	\$445
1812	1,462 sq ft	Nov 2024	\$720,000	\$492
1211	1,097 sq ft	Sep 2024	\$500,000	\$456
2105	1,068 sq ft	Jul 2024	\$539,000	\$505
311	1,097 sq ft	Jun 2024	\$564,000	\$514
2005	1,068 sq ft	Jun 2024	\$550,000	\$515

Market Information



5252 Paseo: \$476/sq. ft.
Doral: \$354/sq. ft.

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

Inventory for Sale

5252 Paseo	7%
Doral	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

5252 Paseo	68 days
Doral	62 days
Miami-Dade	89 days

