

Unit 10764 NW 74th Ln - Reserve at Doral East

10764 NW 74th Ln - 10701-10730 NW 75 Ter, Doral, FL, Miami-Dade 33178

Unit Information

MLS Number: A11700677
 Status: Active
 Size: 2,320 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Guest Parking
 View:
 List Price: \$755,000
 List PPSF: \$325
 Valuated Price: \$741,000
 Valuated PPSF: \$319

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.

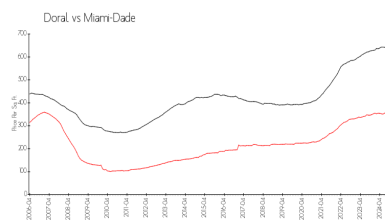
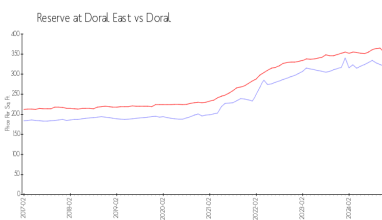
Building Information

Number of units: 195
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10702	2,008 sq ft	Nov 2024	\$614,250	\$306
7508	2,062 sq ft	Apr 2024	\$649,999	\$315
10767	2,310 sq ft	Mar 2024	\$745,000	\$323
	2,310 sq ft	Feb 2024	\$730,000	\$316
10755	2,008 sq ft	Jan 2024	\$715,000	\$356
10732	2,310 sq ft	Jan 2024	\$750,000	\$325

Market Information



Reserve at Doral East:	\$320/sq. ft.	Doral:	\$354/sq. ft.
Doral:	\$354/sq. ft.	Miami-Dade:	\$693/sq. ft.

Inventory for Sale

Reserve at Doral East: 1%
 Doral: 2%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Reserve at Doral East: 56 days
 Doral: 62 days
 Miami-Dade: 88 days

