

# Unit 10863 NW 83rd St # 9-3 - Leewards at Islands at Doral

10863 NW 83rd St # 9-3 - 8231-8501 NW 107 Ct, Doral, FL, Miami-Dade 33178

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11700942        |
| Status:         | Active           |
| Size:           | 1,507 Sq ft.     |
| Bedrooms:       | 4                |
| Full Bathrooms: | 3                |
| Half Bathrooms: |                  |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$579,900        |
| List PPSF:      | \$385            |
| Valuated Price: | \$476,000        |
| Valuated PPSF:  | \$316            |

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.

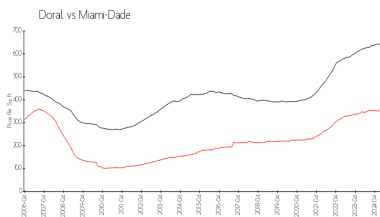
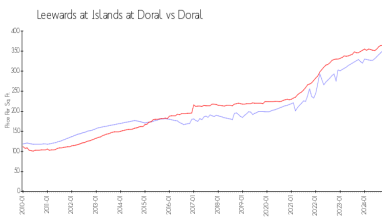
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 340 |
| 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: | 10  |
| 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  |
|--------|-------------|--------------|------------|-------|
| 5-40   | 1,507 sq ft | Oct 2024     | \$529,000  | \$351 |
| 5-21   | 1,282 sq ft | May 2024     | \$420,000  | \$328 |
| 3-37   | 1,282 sq ft | May 2024     | \$438,000  | \$342 |
| 6-22   | 1,589 sq ft | May 2024     | \$495,000  | \$312 |
| 10-14  | 1,282 sq ft | Apr 2024     | \$390,000  | \$304 |
| 1-28   | 1,507 sq ft | Apr 2024     | \$560,000  | \$372 |

## Market Information



|                               |               |             |               |
|-------------------------------|---------------|-------------|---------------|
| Leewards at Islands at Doral: | \$316/sq. ft. | Doral:      | \$354/sq. ft. |
| Doral:                        | \$354/sq. ft. | Miami-Dade: | \$693/sq. ft. |

## Inventory for Sale

|                              |    |
|------------------------------|----|
| Leewards at Islands at Doral | 3% |
| Doral                        | 2% |
| Miami-Dade                   | 4% |

## Avg. Time to Close Over Last 12 Months

|                              |         |
|------------------------------|---------|
| Leewards at Islands at Doral | 36 days |
| Doral                        | 62 days |
| Miami-Dade                   | 88 days |

