

# 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.*

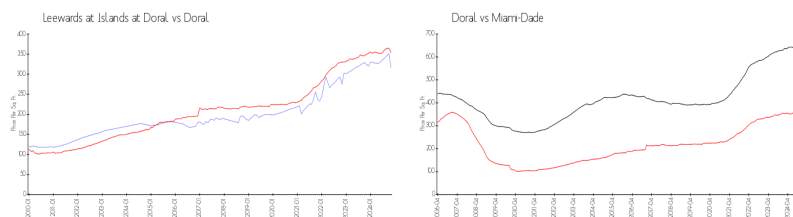
## Building Information

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: 9  
 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: 89 days

