

# Unit 4440 NW 79th Ave # 2E - Doral Gardens

4440 NW 79th Ave # 2E - 4110-4670 NW 79 Ave, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number:	A11702997
Status:	Active
Size:	1,060 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$295,000
List PPSF:	\$278
Valuated Price:	\$299,000
Valuated PPSF:	\$282

*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:	448
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

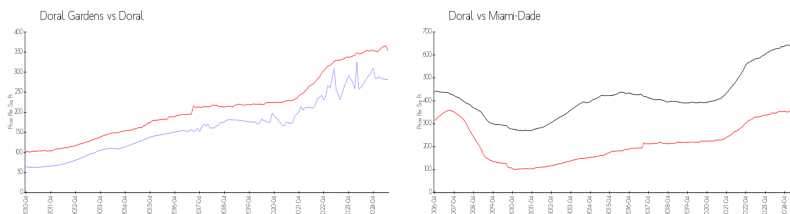
Doral Gardens  
4920 NW 79th Ave  
Doral, FL 33166  
Phone: (305) 592-1408

<http://doralgardensii.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1A	1,060 sq ft	Nov 2024	\$320,000	\$302
1H	1,060 sq ft	Aug 2024	\$300,000	\$283
1E	1,060 sq ft	Jun 2024	\$323,000	\$305
1E	1,060 sq ft	May 2024	\$300,000	\$283
2E	1,060 sq ft	Apr 2024	\$330,000	\$311

## Market Information



Doral Gardens:	\$281/sq. ft.	Doral:	\$354/sq. ft.
Doral:	\$354/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Doral Gardens	2%
Doral	2%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Doral Gardens

63 days

Doral

62 days

Miami-Dade

89 days