

# Unit 1903 - 5300 Paseo

1903 - 5300 Paseo Blvd, Doral, FL, Miami-Dade 33166

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | A11730803                             |
| Status:         | Active                                |
| Size:           | 961 Sq ft.                            |
| Bedrooms:       | 2                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: | 0                                     |
| Parking Spaces: | 1 Space,Covered Parking,Guest Parking |
| View:           |                                       |
| List Price:     | \$575,000                             |
| List PPSF:      | \$598                                 |
| Valuated Price: | \$516,000                             |
| Valuated PPSF:  | \$537                                 |

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.

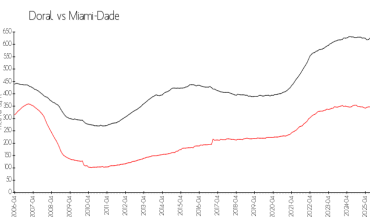
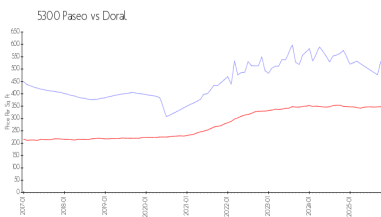
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 219 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 14  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 6   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1001   | 1,073 sq ft | Dec 2025     | \$520,000  | \$485 |
| 1107   | 698 sq ft   | Dec 2025     | \$350,000  | \$501 |
| 1604   | 1,063 sq ft | Dec 2025     | \$525,000  | \$494 |
| 805    | 698 sq ft   | Oct 2025     | \$360,000  | \$516 |
| 502    | 1,333 sq ft | Oct 2025     | \$620,000  | \$465 |

## Market Information



|             |               |             |               |
|-------------|---------------|-------------|---------------|
| 5300 Paseo: | \$513/sq. ft. | Doral:      | \$352/sq. ft. |
| Doral:      | \$352/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| 5300 Paseo | 6% |
| Doral      | 2% |
| Miami-Dade | 4% |

## Avg. Time to Close Over Last 12 Months

|            |         |
|------------|---------|
| 5300 Paseo | 89 days |
| Doral      | 61 days |
| Miami-Dade | 77 days |

