

Unit 5640 NW 115th Ct # 204 - Las Brisas at Doral

5640 NW 115th Ct # 204 - 5670-5791 NW 116 Ave, Doral, FL, Miami-Dade 33178

Unit Information

MLS Number: A11799301
 Status: Active
 Size: 1,370 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$479,000
 List PPSF: \$350
 Valuated Price: \$435,000
 Valuated PPSF: \$318

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: 341
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

Building Association Information

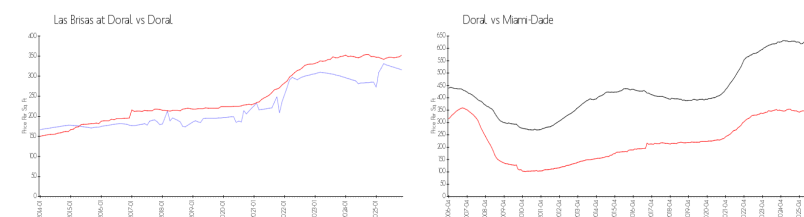
Las Brisas at Doral
 Community Association
 10544 NW 26th St
 Ste E-04
 Doral, FL 33172
 (305) 514-0089

<https://>

Recent Sales

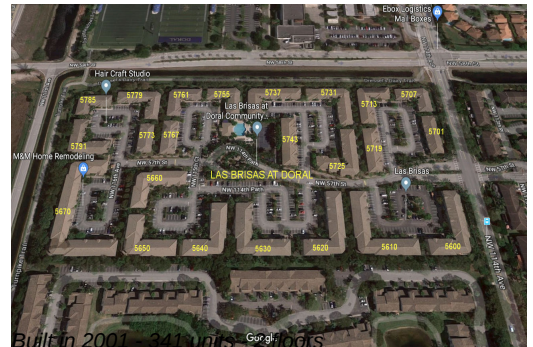
Unit #	Size	Closing Date	Sale Price	PPSF
212	1,150 sq ft	Oct 2025	\$339,000	\$295
104	1,620 sq ft	Oct 2025	\$445,000	\$275
103	1,260 sq ft	May 2025	\$380,000	\$302
211	1,150 sq ft	May 2025	\$350,000	\$304
111	1,420 sq ft	May 2025	\$465,000	\$327
206	1,150 sq ft	May 2025	\$348,500	\$303

Market Information



Las Brisas at Doral: \$316/sq. ft.
 Doral: \$352/sq. ft.
 Miami-Dade: \$668/sq. ft.

Inventory for Sale



Las Brisas at Doral	1%
Doral	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Las Brisas at Doral	60 days
Doral	61 days
Miami-Dade	77 days