

Unit 4640 NW 84th Ave # 16 - Urbana at the Residences I&II

4640 NW 84th Ave # 16 - 4740-4745 NW 84 Ct, Doral, FL, Miami-Dade 33166

Unit Information

MLS Number: A11856720
 Status: Active
 Size: 1,312 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Additional Spaces Available,Assigned Parking,Guest Parking
 View:
 List Price: \$539,900
 List PPSF: \$412
 Valuated Price: \$519,000
 Valuated PPSF: \$396

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: 200
 Number of active listings for rent: 0
 Number of active listings for sale: 10
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Building Association Information

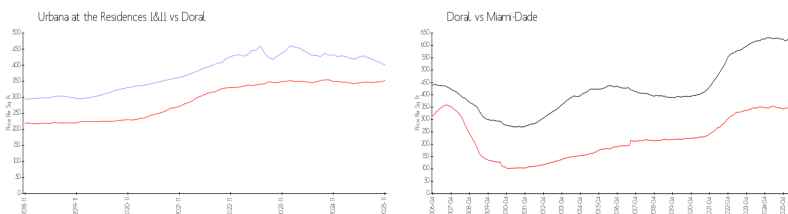
Urbana at the Residences
 Condominium No 1 Association4
 740 NW 84th Ct
 Miami, FL 33166
 +1 (305) 591-5708

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
13	1,431 sq ft	Sep 2025	\$525,000	\$367
22	1,431 sq ft	Jun 2025	\$590,000	\$412
32	1,129 sq ft	Jun 2025	\$492,000	\$436
41	1,129 sq ft	Jun 2025	\$505,000	\$447
38	1,129 sq ft	Apr 2025	\$505,000	\$447

Market Information



Urbana at the Residences I&II:	\$401/sq. ft.	Doral:	\$352/sq. ft.
Doral:	\$352/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale



Urbana at the Residences I&II	5%
Doral	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Urbana at the Residences I&II	74 days
Doral	61 days
Miami-Dade	77 days