

# Unit 1702 - 5252 Paseo

1702 - 5252 NW 85 Ave, Doral, FL, Miami-Dade 33166

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11888474        |
| Status:         | Active           |
| Size:           | 1,328 Sq ft.     |
| Bedrooms:       | 3                |
| Full Bathrooms: | 2                |
| Half Bathrooms: | 0                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$798,000        |
| List PPSF:      | \$601            |
| Valuated Price: | \$674,000        |
| Valuated PPSF:  | \$508            |

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.

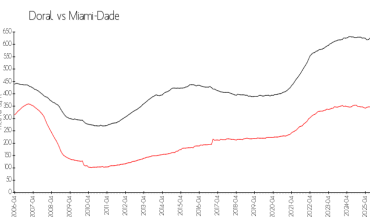
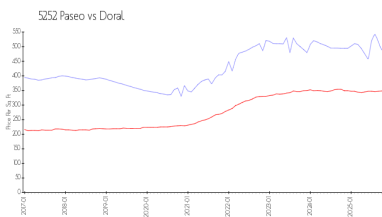
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 203 |
| 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: | 11  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 2   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1402   | 1,328 sq ft | Dec 2025     | \$720,000  | \$542 |
| 1701   | 1,067 sq ft | Oct 2025     | \$545,000  | \$511 |
| 1207   | 688 sq ft   | Aug 2025     | \$370,000  | \$538 |
| 1908   | 777 sq ft   | Jul 2025     | \$430,000  | \$553 |
| PH2002 | 1,413 sq ft | Jun 2025     | \$765,000  | \$541 |

## Market Information



|             |               |             |               |
|-------------|---------------|-------------|---------------|
| 5252 Paseo: | \$486/sq. ft. | Doral:      | \$352/sq. ft. |
| Doral:      | \$352/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| 5252 Paseo | 7% |
| Doral      | 2% |
| Miami-Dade | 4% |

## Avg. Time to Close Over Last 12 Months

|            |         |
|------------|---------|
| 5252 Paseo | 81 days |
| Doral      | 61 days |
| Miami-Dade | 77 days |

