

Unit 8478 NW 52nd St - Townhomes at Downtown Doral

8478 NW 52nd St - 5151-5199 NW 85 Ave, Doral, FL, Miami-Dade 33166

Unit Information

MLS Number:	A11892795
Status:	Active
Size:	2,696 Sq ft.
Bedrooms:	5
Full Bathrooms:	4
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,100,000
List PPSF:	\$408
Valuated Price:	\$1,034,000
Valuated PPSF:	\$384

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:	85
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

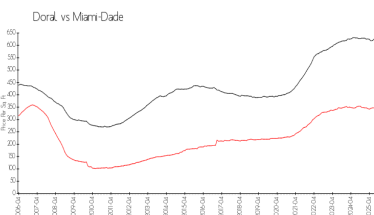
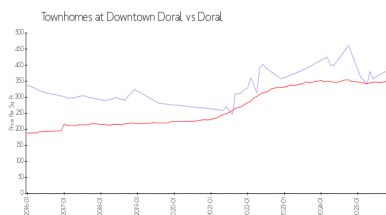
Downtown Doral Townhomes
Homeowners Association, Inc
8500 NW 52nd Street
Doral, FL 33166
Phone: (305) 856-2600

<https://downtowndoral.com/townhomes/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,865 sq ft	Nov 2025	\$715,000	\$383
8465	2,438 sq ft	Jun 2025	\$870,000	\$357
	2,696 sq ft	May 2025	\$890,000	\$330
.	2,696 sq ft	May 2025	\$932,000	\$346
	2,438 sq ft	Apr 2025	\$835,000	\$342

Market Information

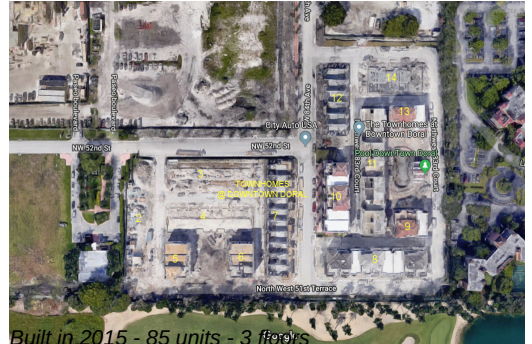


Townhomes at
Downtown Doral: \$383/sq. ft.
Doral: \$352/sq. ft.

Doral: \$352/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Townhomes at Downtown Doral 4%



Doral	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Townhomes at Downtown Doral	127 days
Doral	61 days
Miami-Dade	77 days