

# Unit 8449 NW 51st Ter - Townhomes at Downtown Doral

8449 NW 51st Ter - 5151-5199 NW 85 Ave, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11899926  
 Status: Active  
 Size: 2,696 Sq ft.  
 Bedrooms: 5  
 Full Bathrooms: 4  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$994,900  
 List PPSF: \$369  
 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

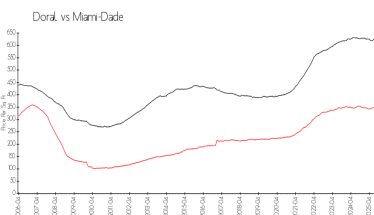
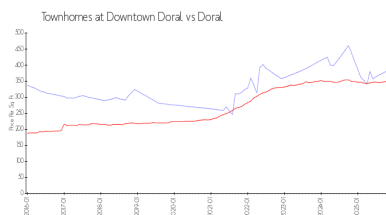
Downtown Doral Townhomes  
 Homeowners Association, Inc  
 8500 NW 52nd Street  
 Doral, FL 33166  
 Phone: (305) 856-2600

<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  |