

# Unit 8355 NW 51st Ter - Townhomes at Downtown Doral

8355 NW 51st Ter - 5151-5199 NW 85 Ave, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11473557  
 Status: Active  
 Size: 2,438 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$1,050,000  
 List PPSF: \$431  
 Valued Price: \$977,000  
 Valued PPSF: \$401

*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: 3  
 Number of sales over the last 3 months: 3

## Building Association Information

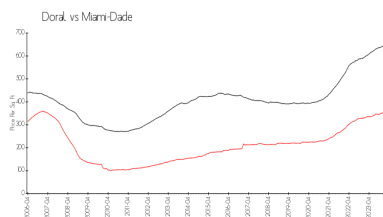
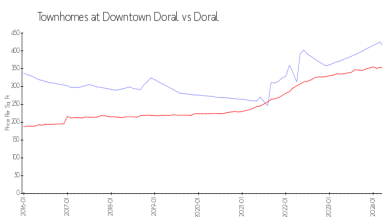
Downtown Doral Townhomes  
 Homeowners Association, Inc  
 8500 NW 52nd Street  
 Doral, FL 33166  
 Phone: (305) 856-2600

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8458	1,865 sq ft	Apr 2024	\$725,000	\$389
8485	1,865 sq ft	Apr 2024	\$745,000	\$399
	2,096 sq ft	Apr 2024	\$868,000	\$414
5213	2,096 sq ft	Aug 2023	\$815,000	\$389
	2,696 sq ft	Jun 2023	\$900,000	\$334
5175	2,438 sq ft	Jun 2023	\$890,000	\$365

## Market Information



Townhomes at Downtown Doral:	\$401/sq. ft.	Doral:	\$349/sq. ft.
Doral:	\$349/sq. ft.	Miami-Dade:	\$694/sq. ft.



### **Inventory for Sale**

Townhomes at Downtown Doral	4%
Doral	2%
Miami-Dade	3%

### **Avg. Time to Close Over Last 12 Months**

Townhomes at Downtown Doral	116 days
Doral	48 days
Miami-Dade	81 days