

# Unit 302 - Midtown Doral 1

302 - 7661 NW 107 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number: A11505419  
 Status: Active  
 Size: 765 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$365,000  
 List PPSF: \$477  
 Valuated Price: \$285,000  
 Valuated PPSF: \$373

*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: 98  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

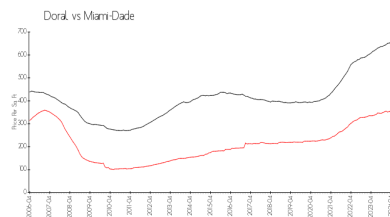
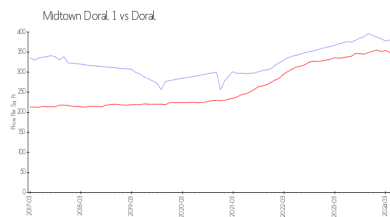
## Building Association Information

Midtown Doral Association  
 Address: 7661 NW 107th Ave, Bldg Lobby, Doral, FL 33178  
 Phone: +1 305-307-6731

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
809	765 sq ft	Mar 2024	\$298,000	\$390
710	1,076 sq ft	Dec 2023	\$430,000	\$400
205	1,076 sq ft	Nov 2023	\$420,000	\$390
303	1,076 sq ft	Nov 2023	\$410,000	\$381
208	1,556 sq ft	Oct 2023	\$500,000	\$321

## Market Information

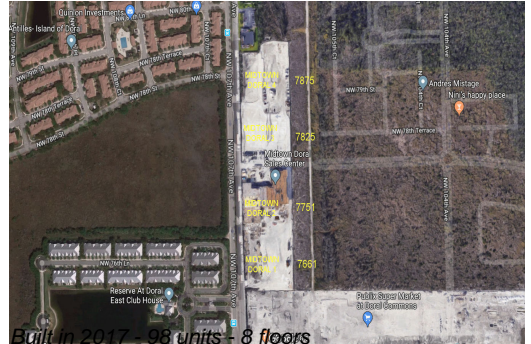


Midtown Doral 1: \$380/sq. ft.  
 Doral: \$349/sq. ft.  
 Doral: \$349/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Midtown Doral 1: 9%  
 Doral: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Midtown Doral 1  
Doral  
Miami-Dade

54 days  
48 days  
81 days