

# Unit 313 - Midtown Doral 2

313 - 7751 NW 107 Ave, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number:	A11516128
Status:	Active
Size:	1,244 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$575,000
List PPSF:	\$462
Valuated Price:	\$449,000
Valuated PPSF:	\$361

*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:	153
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	6%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	3

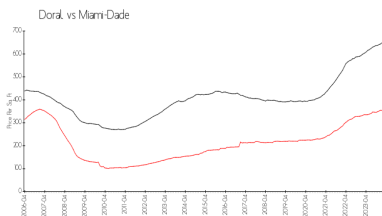
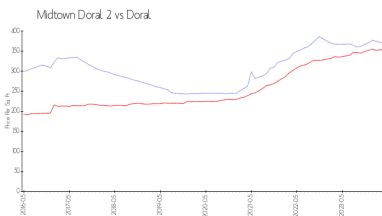
## Building Association Information

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
720	1,130 sq ft	Apr 2024	\$425,000	\$376
221	1,130 sq ft	Apr 2024	\$405,000	\$358
704	1,684 sq ft	Apr 2024	\$630,000	\$374
207	1,130 sq ft	Jan 2024	\$435,000	\$385
709	1,244 sq ft	Jan 2024	\$465,000	\$374
318	989 sq ft	Jan 2024	\$365,000	\$369

## Market Information

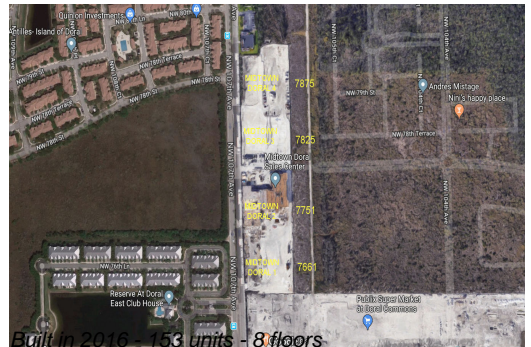


Midtown Doral 2: \$368/sq. ft.  
 Doral: \$349/sq. ft.

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

## Inventory for Sale

Midtown Doral 2	7%
Doral	2%
Miami-Dade	3%



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

Midtown Doral 2	67 days
Doral	48 days
Miami-Dade	81 days