

# Unit 8363 Lake Dr # 101 - Las Vistas at Doral III

8363 Lake Dr # 101 - 8205-8373 Lake Dr, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11565475  
 Status: Active  
 Size: 810 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$275,000  
 List PPSF: \$340  
 Valuated Price: \$239,000  
 Valuated PPSF: \$295

*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: 446  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

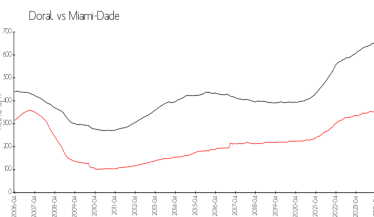
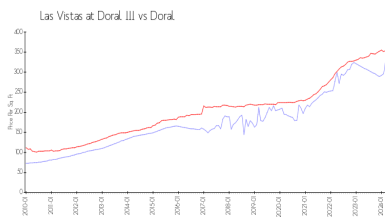
## Building Association Information

Las Vistas At Doral Condominium  
 8290 Lake Dr,  
 Doral, FL 33166  
 (305) 591-2972  
 Las Vistas At Doral  
 Address: 8323 Lake Dr,  
 Doral, FL 33166,  
 Phone: +1 305-513-3396

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	810 sq ft	Apr 2024	\$275,000	\$340
204	810 sq ft	Mar 2024	\$265,000	\$327
304	810 sq ft	Feb 2024	\$268,000	\$331
506	810 sq ft	Feb 2024	\$275,000	\$340
106	1,197 sq ft	Dec 2023	\$340,000	\$284

## Market Information



Las Vistas at Doral III: \$301/sq. ft.  
 Doral: \$349/sq. ft.  
 Doral: \$349/sq. ft.  
 Miami-Dade: \$694/sq. ft.



## Inventory for Sale

Las Vistas at Doral III	2%
Doral	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Las Vistas at Doral III	69 days
Doral	49 days
Miami-Dade	81 days