

# Unit 1703 - 5252 Paseo

1703 - 5252 NW 85 Ave, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number:	A11571989
Status:	Active
Size:	950 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$535,000
List PPSF:	\$563
Valuated Price:	\$469,000
Valuated PPSF:	\$494

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.

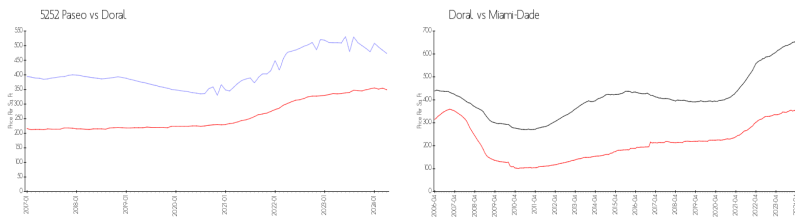
## Building Information

Number of units:	203
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
907	688 sq ft	May 2024	\$405,000	\$589
1908	777 sq ft	Jan 2024	\$420,000	\$541
1412	1,462 sq ft	Dec 2023	\$710,000	\$486
1801	1,067 sq ft	Dec 2023	\$563,000	\$528
302	1,328 sq ft	Oct 2023	\$635,000	\$478
309	950 sq ft	Oct 2023	\$520,000	\$547
1709	950 sq ft	Oct 2023	\$490,000	\$516

## Market Information



5252 Paseo:	\$473/sq. ft.	Doral:	\$349/sq. ft.
Doral:	\$349/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

5252 Paseo	5%
Doral	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

5252 Paseo	84 days
Doral	48 days
Miami-Dade	81 days

