

# Unit 8353 SW 25th Ct # 102 - Murano at Hampton Park

8353 SW 25th Ct # 102 - 2501-2899 SW 83 Ter, Miramar, FL, Broward 33025

## Unit Information

MLS Number:	A11523446
Status:	Pending
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$414,900
List PPSF:	\$286
Valuated Price:	\$407,000
Valuated PPSF:	\$281

*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:	396
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

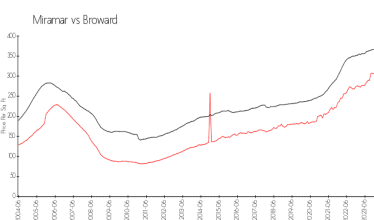
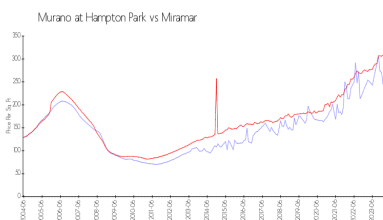
Murano At Hampton Park  
Community Association Inc  
8540 Sw 25th Court, Miramar, FL 33025  
Phone: (954) 433-2230

<http://hamptonparkonline.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	1,450 sq ft	May 2024	\$388,900	\$268
103	1,530 sq ft	Apr 2024	\$430,000	\$281
101	1,815 sq ft	Mar 2024	\$539,000	\$297
103	1,450 sq ft	Jan 2024	\$390,000	\$269
105	1,450 sq ft	Dec 2023	\$390,000	\$269

## Market Information



Murano at Hampton Park: \$256/sq. ft.  
Miramar: \$303/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale



Murano at Hampton Park	1%
Miramar	1%
Broward	4%

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

Murano at Hampton Park	51 days
Miramar	37 days
Broward	67 days