

# Unit 8107 SW 21st Ct - Verano at Miramar

8107 SW 21st Ct - 2174-2298 SW 81St Ave, Miramar, FL, Broward 33025

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | A11602384                       |
| Status:         | Active                          |
| Size:           | 1,000 Sq ft.                    |
| Bedrooms:       | 2                               |
| Full Bathrooms: | 2                               |
| Half Bathrooms: |                                 |
| Parking Spaces: | Assigned Parking, Guest Parking |
| View:           |                                 |
| List Price:     | \$290,000                       |
| List PPSF:      | \$290                           |
| Valuated Price: | \$247,000                       |
| Valuated PPSF:  | \$247                           |

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:                         | 220 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 3   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

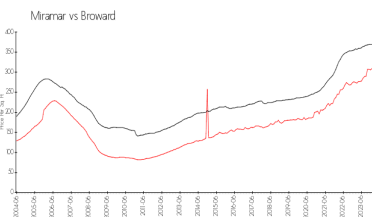
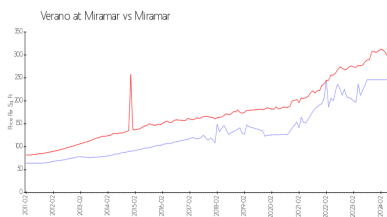
## Building Association Information

Verano At Miramar  
 Condominium Association Inc  
 7900 NW 155th Street  
 Miami Lakes, FL 33016  
 Phone: (305) 225-7522

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2253   | 1,110 sq ft | Feb 2024     | \$255,000  | \$230 |
| 2236   | 1,084 sq ft | Aug 2023     | \$265,000  | \$244 |
| 8015   | 1,084 sq ft | Aug 2023     | \$271,000  | \$250 |

## Market Information



|                    |               |          |               |
|--------------------|---------------|----------|---------------|
| Verano at Miramar: | \$246/sq. ft. | Miramar: | \$296/sq. ft. |
| Miramar:           | \$296/sq. ft. | Broward: | \$351/sq. ft. |

## Inventory for Sale

|                   |    |
|-------------------|----|
| Verano at Miramar | 3% |
| Miramar           | 1% |
| Broward           | 4% |

## Avg. Time to Close Over Last 12 Months



Verano at Miramar  
Miramar  
Broward

35 days  
40 days  
69 days