

# 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:	\$258,000
Valuated PPSF:	\$258

*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:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

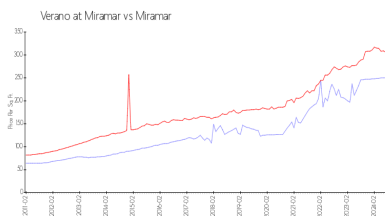
## Building Association Information

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

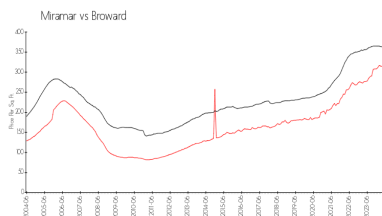
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8025	800 sq ft	Aug 2024	\$215,000	\$269
2253	1,110 sq ft	Feb 2024	\$255,000	\$230

## Market Information



Verano at Miramar: \$257/sq. ft.  
Miramar: \$299/sq. ft.



Miramar: \$299/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	36 days
Miramar	46 days
Broward	72 days

