

Unit 2201 - Banyan Bay

2201 - 13101-13210 SW 42 St, Miramar, FL, Broward 33027

Unit Information

MLS Number:	A11636349
Status:	Active
Size:	1,417 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$425,000
List PPSF:	\$300
Valuated Price:	\$393,000
Valuated PPSF:	\$277

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:	164
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
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:	0

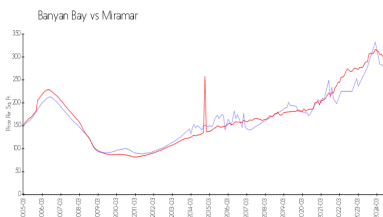
Building Association Information

Banyan Bay Condominium Association
13150 Silver Falls Boulevard
Miramar, FL 33027
Office: (305) 677-9580
Fax: (305) 200-1411
Email: manager@silverfallshoa.com

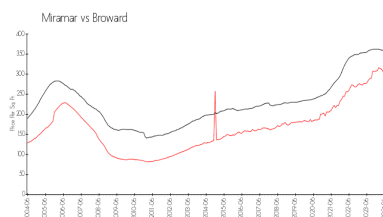
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10204	1,417 sq ft	May 2024	\$405,000	\$286
8104	1,210 sq ft	Feb 2024	\$400,000	\$331

Market Information



Banyan Bay: \$276/sq. ft.
Miramar: \$292/sq. ft.



Miramar: \$292/sq. ft.
Broward: \$339/sq. ft.

Inventory for Sale

Banyan Bay	2%
Miramar	1%
Broward	4%

Avg. Time to Close Over Last 12 Months

Banyan Bay	65 days
Miramar	50 days
Broward	74 days

