

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

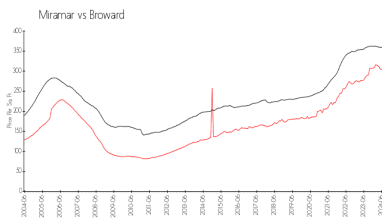
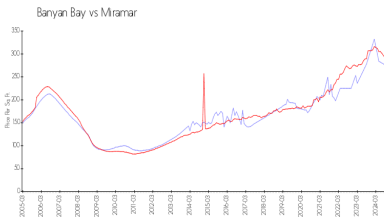
Building Association Information

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

