

# Unit 2206 SW 81St Ave - Verano at Miramar

2206 SW 81St Ave - 2174-2298 SW 81St Ave, Miramar, FL, Broward 33025

## Unit Information

MLS Number: A11644422  
 Status: Active  
 Size: 800 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$210,000  
 List PPSF: \$263  
 Valuated Price: \$192,000  
 Valuated PPSF: \$240

*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: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

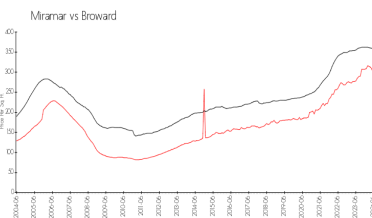
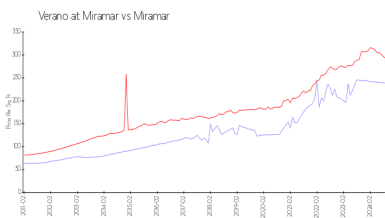
## Building Association Information

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: \$239/sq. ft.      Miramar: \$292/sq. ft.  
 Miramar: \$292/sq. ft.      Broward: \$339/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: 50 days  
 Broward: 74 days

