

Unit 8109 SW 21st Ct - Verano at Miramar

8109 SW 21st Ct - 2174-2298 SW 81St Ave, Miramar, FL, Broward 33025

Unit Information

MLS Number:	A11812199
Status:	Active
Size:	1,070 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$264,900
List PPSF:	\$248
Valuated Price:	\$228,000
Valuated PPSF:	\$210

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:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Building Association Information

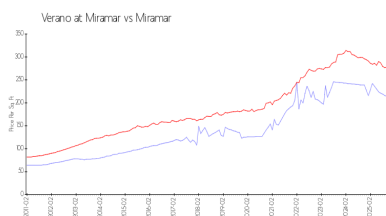
Verano At Miramar
Condominium Association Inc
7900 NW 155th Street
Miami Lakes, FL 33016
Phone: (305) 225-7522

<https://>

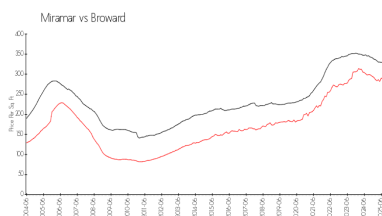
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2198	1,290 sq ft	Oct 2025	\$255,000	\$198
8023	1,000 sq ft	Aug 2025	\$269,900	\$270
2283	1,290 sq ft	Jul 2025	\$285,000	\$221
2269	1,110 sq ft	Jul 2025	\$265,000	\$239
2218	1,000 sq ft	Jun 2025	\$225,000	\$225

Market Information



Verano at Miramar: \$212/sq. ft.
Miramar: \$275/sq. ft.



Miramar: \$275/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Verano at Miramar	3%
Miramar	2%
Broward	4%



Avg. Time to Close Over Last 12 Months

Verano at Miramar	53 days
Miramar	61 days
Broward	88 days