

Unit 14111 SW 49th St # 8 - Las Terrazas at Vizcaya

14111 SW 49th St # 8 - 14003-14113 SW 49 St, Miramar, FL, Broward 33025

Unit Information

MLS Number:	A11825515
Status:	Active
Size:	1,067 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$365,500
List PPSF:	\$343
Valuated Price:	\$269,000
Valuated PPSF:	\$252

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:	122
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

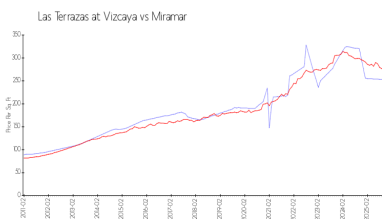
Las Terrazas At Vizcaya
Condominium Association
1145 Sawgrs Corp Parkway
Sunrise, FL 33323
(954) 636-3377

<https://terrazas.propertyware.com/>

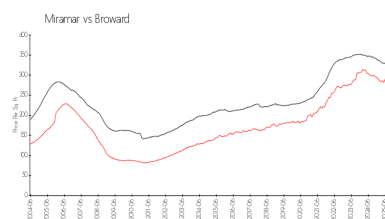
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8	1,502 sq ft	Nov 2025	\$365,000	\$243
4	1,505 sq ft	Sep 2025	\$366,825	\$244
3	1,505 sq ft	Aug 2025	\$360,000	\$239
7	1,458 sq ft	May 2025	\$360,000	\$247
4	1,505 sq ft	Jan 2025	\$385,000	\$256

Market Information



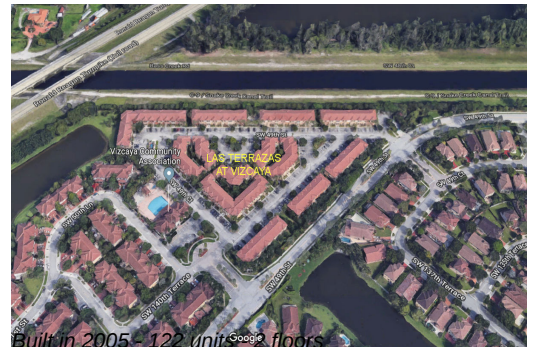
Las Terrazas at Vizcaya: \$252/sq. ft.
Miramar: \$275/sq. ft.



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

Inventory for Sale

Las Terrazas at Vizcaya 4%



Miramar	2%
Broward	4%

Avg. Time to Close Over Last 12 Months

Las Terrazas at Vizcaya	73 days
Miramar	61 days
Broward	88 days