

# Unit 8496 SW 29th St # 104 - Murano at Hampton Park

8496 SW 29th St # 104 - 2501-2899 SW 83 Ter, Miramar, FL., Broward 33025

## Unit Information

|                 |                                |
|-----------------|--------------------------------|
| MLS Number:     | A11874309                      |
| Status:         | Active                         |
| Size:           | 1,815 Sq ft.                   |
| Bedrooms:       | 4                              |
| Full Bathrooms: | 3                              |
| Half Bathrooms: | 1                              |
| Parking Spaces: | 2 Or More Spaces,Guest Parking |
| View:           |                                |
| List Price:     | \$485,000                      |
| List PPSF:      | \$267                          |
| Valuated Price: | \$417,000                      |
| Valuated PPSF:  | \$230                          |

*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:                         | 396 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

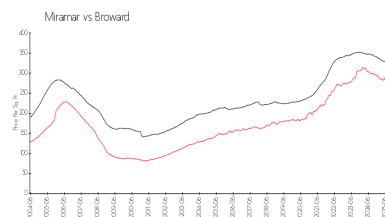
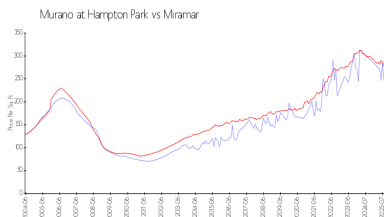
Murano At Hampton Park  
Community Association Inc  
8540 Sw 25th Court, Miramar, FL 33025  
Phone: (954) 433-2230

<https://hamptonparkonline.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 104    | 1,450 sq ft | Aug 2025     | \$360,000  | \$248 |
| 102    | 1,530 sq ft | Jul 2025     | \$412,000  | \$269 |
| 103    | 1,669 sq ft | Jun 2025     | \$390,000  | \$234 |
| 104    | 1,530 sq ft | May 2025     | \$430,000  | \$281 |
| 103    | 1,450 sq ft | Mar 2025     | \$363,000  | \$250 |
|        | 1,450 sq ft | Mar 2025     | \$375,000  | \$259 |

## Market Information



Murano at Hampton Park: \$242/sq. ft.  
Miramar: \$275/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale

Murano at Hampton Park 2%

|         |    |
|---------|----|
| Miramar | 2% |
| Broward | 4% |

### **Avg. Time to Close Over Last 12 Months**

|                        |         |
|------------------------|---------|
| Murano at Hampton Park | 58 days |
| Miramar                | 61 days |
| Broward                | 88 days |