

Unit 2560 SW 83rd Ave # 107 - Tuscany

2560 SW 83rd Ave # 107 - 2512-2896 SW 83 Ave, Miramar, FL, Broward 33025

Unit Information

MLS Number:	A11899030
Status:	Active
Size:	1,306 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$370,000
List PPSF:	\$283
Valuated Price:	\$346,000
Valuated PPSF:	\$265

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:	309
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

Building Association Information

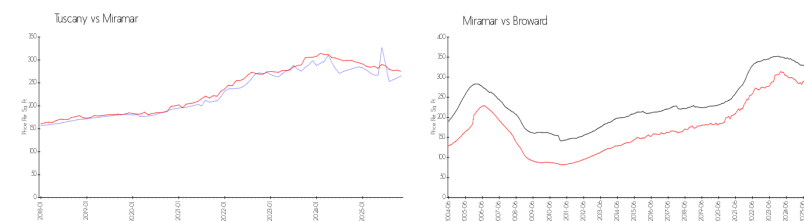
Tuscany Community Association
Address: 8266 SW 25th Ct,
Miramar, FL 33025
Phone: +1 954-674-2717

<https://tuscanycommunity.org/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	1,423 sq ft	Aug 2025	\$380,000	\$267
103	1,423 sq ft	Aug 2025	\$355,000	\$249
101	1,423 sq ft	Aug 2025	\$360,000	\$253
104	1,056 sq ft	Jun 2025	\$345,000	\$327
105	1,423 sq ft	Apr 2025	\$385,000	\$271
102	1,423 sq ft	Apr 2025	\$375,000	\$264

Market Information



Tuscany: \$265/sq. ft.
Miramar: \$275/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Tuscany	4%
Miramar	2%
Broward	4%



Avg. Time to Close Over Last 12 Months

Tuscany	66 days
Miramar	61 days
Broward	88 days