

Unit 8261 SW 25th Ct # 102 - Tuscany

8261 SW 25th Ct # 102 - 2512-2896 SW 83 Ave, Miramar, FL, Broward 33025

Unit Information

MLS Number: A11931737
Status: Active
Size: 1,306 Sq ft.
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Parking Spaces: 1 Space, 2 Or More Spaces, Assigned Parking
View:
List Price: \$379,000
List PPSF: \$290
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

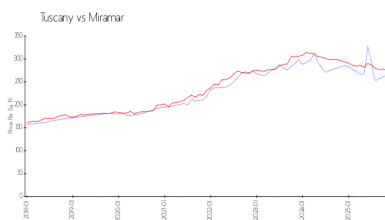
Tuscany Community Association
Address: 8266 SW 25th Ct,
Miramar, FL 33025
Phone: +1 954-674-2717

<https://tuscanycommunity.org/>

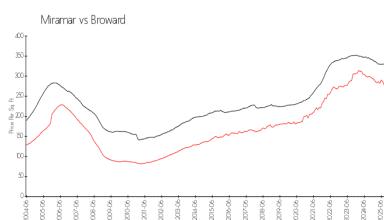
Recent Sales

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.



Miramar: \$275/sq. ft.
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