

# Unit 8112 SW 21st Ct - Verano at Miramar

8112 SW 21st Ct - 2174-2298 SW 81St Ave, Miramar, FL, Broward 33025

## Unit Information

MLS Number:	F10430734
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$275,000
List PPSF:	\$275
Valuated Price:	\$248,000
Valuated PPSF:	\$248

*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:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

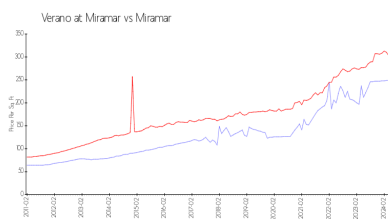
## Building Association Information

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

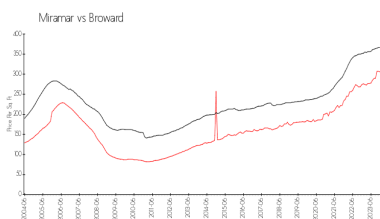
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2253	1,110 sq ft	Feb 2024	\$255,000	\$230
2236	1,084 sq ft	Aug 2023	\$265,000	\$244
8015	1,084 sq ft	Aug 2023	\$271,000	\$250

## Market Information



Verano at Miramar: \$249/sq. ft.  
Miramar: \$303/sq. ft.



Miramar: \$303/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Verano at Miramar	2%
Miramar	1%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Verano at Miramar	33 days
Miramar	37 days
Broward	67 days