

Unit 2244 SW 80th Ter - Verano at Miramar

2244 SW 80th Ter - 2174-2298 SW 81St Ave, Miramar, FL, Broward 33025

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | F10436143 |
| Status: | Active |
| Size: | 1,000 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 2 Or More Spaces |
| View: | Garden View |
| List Price: | \$259,500 |
| List PPSF: | \$260 |
| Valuated Price: | \$251,000 |
| Valuated PPSF: | \$251 |

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: | 4 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

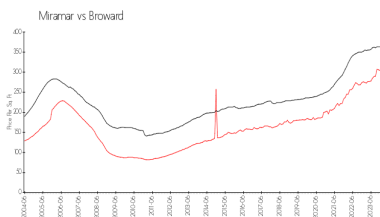
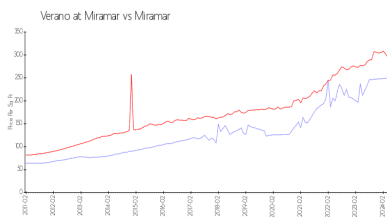
Building Association Information

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: | \$250/sq. ft. | Miramar: | \$295/sq. ft. |
| Miramar: | \$295/sq. ft. | Broward: | \$348/sq. ft. |

Inventory for Sale

| | |
|-------------------|----|
| Verano at Miramar | 2% |
| Miramar | 1% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months



Verano at Miramar
Miramar
Broward

34 days
37 days
67 days