

# Unit 7105 - Banyan Bay

7105 - 13101-13210 SW 42 St, Miramar, FL, Broward 33027

## Unit Information

MLS Number: F10462073  
Status: Active Under Contract  
Size: 1,776 Sq ft.  
Bedrooms: 3  
Full Bathrooms: 2  
Half Bathrooms: 1  
Parking Spaces: 2 Or More Spaces,Guest Parking  
View: Garden View  
List Price: \$395,000  
List PPSF: \$222  
Valuated Price: \$440,000  
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: 164  
Number of active listings for rent: 0  
Number of active listings for sale: 4  
Building inventory for sale: 2%  
Number of sales over the last 12 months: 2  
Number of sales over the last 6 months: 1  
Number of sales over the last 3 months: 0

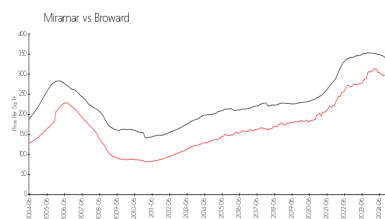
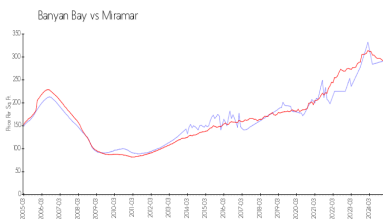
## Building Association Information

Banyan Bay Condominium Association  
13150 Silver Falls Boulevard  
Miramar, FL 33027  
Office: (305) 677-9580  
Fax: (305) 200-1411  
Email: [manager@silverfallshoa.com](mailto:manager@silverfallshoa.com)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2201	1,417 sq ft	Dec 2024	\$415,000	\$293
10204	1,417 sq ft	May 2024	\$405,000	\$286

## Market Information



Banyan Bay: \$248/sq. ft.  
Miramar: \$280/sq. ft.

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Broward: \$324/sq. ft.

## Inventory for Sale

Banyan Bay 2%  
Miramar 2%  
Broward 5%

## Avg. Time to Close Over Last 12 Months

Banyan Bay 67 days  
Miramar 64 days  
Broward 83 days

