

Unit 7105 - Banyan Bay

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

Unit Information

MLS Number: F10462073
 Status: Active
 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: \$409,500
 List PPSF: \$231
 Valuated Price: \$519,000
 Valuated PPSF: \$292

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: 6
 Building inventory for sale: 3%
 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: 1

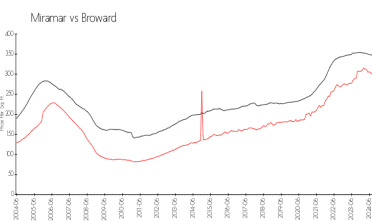
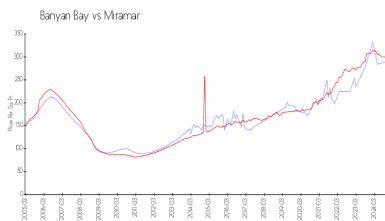
Building Association Information

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

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
8104	1,210 sq ft	Feb 2024	\$400,000	\$331

Market Information



Banyan Bay:	\$293/sq. ft.	Miramar:	\$291/sq. ft.
Miramar:	\$291/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Banyan Bay: 4%
 Miramar: 2%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Banyan Bay: 51 days
 Miramar: 52 days



Broward

78 days