

# Unit 2545 SW 83rd Ter # 104 - Murano at Hampton Park

2545 SW 83rd Ter # 104 - 2501-2899 SW 83 Ter, Miramar, FL, Broward 33025

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | F10525062             |
| Status:         | Active                |
| Size:           | 1,070 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 1                     |
| Parking Spaces: | 1 Space,Guest Parking |
| View:           | Garden View           |
| Rental Price:   | \$2,500               |
| List PPSF:      | \$2                   |
| Valuated Price: | \$276,000             |
| Valuated PPSF:  | \$266                 |

*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

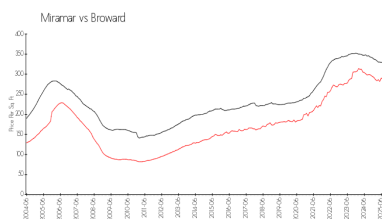
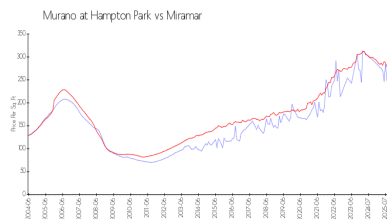
|  |     |
|--|-----|
| Number of units:                         | 396 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

Murano At Hampton Park  
Community Association Inc  
8540 Sw 25th Court, Miramar, FL 33025  
Phone: (954) 433-2230

<https://hamptonparkonline.com/>

## Market Information



Murano at Hampton Park: \$242/sq. ft.  
Miramar: \$275/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale

|                        |    |
|------------------------|----|
| Murano at Hampton Park | 2% |
| Miramar                | 2% |
| Broward                | 4% |

## Avg. Time to Close Over Last 12 Months

|                        |         |
|------------------------|---------|
| Murano at Hampton Park | 58 days |
| Miramar                | 61 days |
| Broward                | 88 days |

