

# Unit 13051 SW 88th Ter S # B204 - Elan at Calusa

13051 SW 88th Ter S # B204 - 12290-13122 SW 88 Ln, The Crossings, FL, Miami-Dade 33186

## Unit Information

MLS Number:	A11527849
Status:	Active
Size:	1,102 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$354,000
List PPSF:	\$321
Valuated Price:	\$332,000
Valuated PPSF:	\$301

*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.*

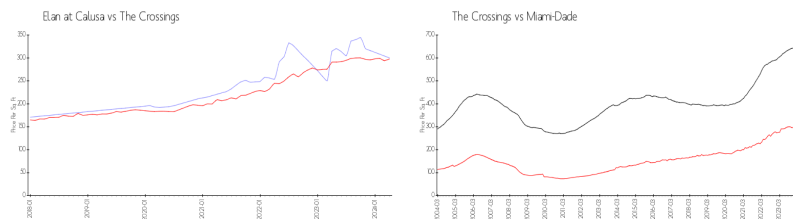
## Building Information

Number of units:	338
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	0%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B201	921 sq ft	Apr 2024	\$345,000	\$375
204-A	1,102 sq ft	Jan 2024	\$319,000	\$289
B104	1,108 sq ft	Nov 2023	\$364,000	\$329
B204	1,102 sq ft	Nov 2023	\$343,000	\$311
202-A	910 sq ft	Oct 2023	\$345,000	\$379
B101	921 sq ft	Oct 2023	\$315,000	\$342

## Market Information



Elan at Calusa:	\$300/sq. ft.	The Crossings:	\$298/sq. ft.
The Crossings:	\$298/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Elan at Calusa	1%
The Crossings	1%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Elan at Calusa	28 days
The Crossings	38 days
Miami-Dade	81 days



Built in 1986/1990 - 338 units - 2 floors