

# Unit 2780 W 76th St # 207 - Terrazas del Sol

2780 W 76th St # 207 - 2660-2780 W 76th St, Hialeah, FL, Miami-Dade 33016

## Unit Information

MLS Number:	A11535175
Status:	Active
Size:	1,558 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Open Space Parking
View:	
List Price:	\$350,000
List PPSF:	\$225
Valuated Price:	\$426,000
Valuated PPSF:	\$273

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:	174
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:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

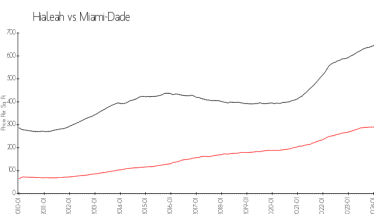
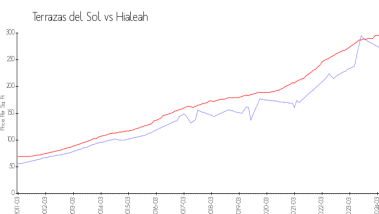
## Building Association Information

Terrazas Del Sol  
Condominium Association, Inc  
5901 NW 151st St # 100  
Miami Lakes, FL 33014  
Phone: (305) 817-9012

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	985 sq ft	Apr 2024	\$292,000	\$296
203	1,024 sq ft	Apr 2024	\$253,000	\$247
205	1,024 sq ft	Dec 2023	\$250,000	\$244
107	985 sq ft	Nov 2023	\$280,000	\$284
101	985 sq ft	Aug 2023	\$289,000	\$293

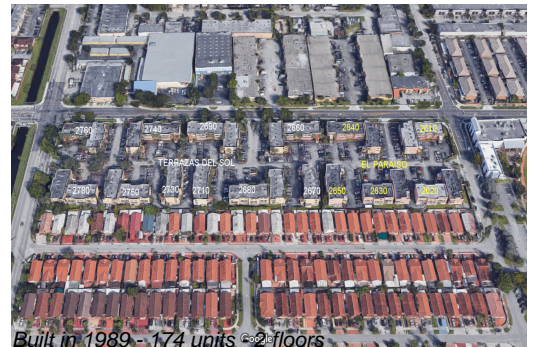
## Market Information



Terrazas del Sol:	\$272/sq. ft.	Hialeah:	\$295/sq. ft.
Hialeah:	\$295/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Terrazas del Sol	2%
Hialeah	1%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Terrazas del Sol	25 days
Hialeah	28 days
Miami-Dade	81 days