

# Unit 13067 SW 88th Ter S # A204 - Elan at Calusa

13067 SW 88th Ter S # A204 - 12290-13122 SW 88 Ln, The Crossings, FL, Miami-Dade 33186

## Unit Information

MLS Number: A11679745  
 Status: Active  
 Size: 1,102 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$300,000  
 List PPSF: \$272  
 Valuated Price: \$310,000  
 Valuated PPSF: \$281

*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.*

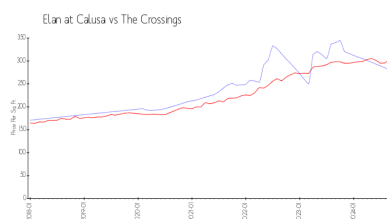
## Building Information

Number of units: 338  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 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

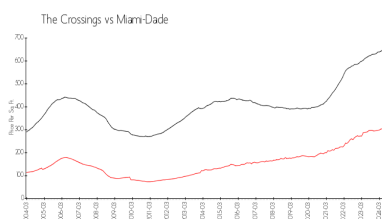
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202-A	910 sq ft	Nov 2024	\$325,000	\$357
102	1,233 sq ft	Nov 2024	\$335,000	\$272
204-B	1,102 sq ft	Jun 2024	\$349,000	\$317
A-201	921 sq ft	Jun 2024	\$320,000	\$347
B201	921 sq ft	Apr 2024	\$345,000	\$375

## Market Information



Elan at Calusa: \$280/sq. ft.  
 The Crossings: \$304/sq. ft.



The Crossings: \$304/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Elan at Calusa: 2%  
 The Crossings: 2%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Elan at Calusa: 69 days  
 The Crossings: 45 days  
 Miami-Dade: 86 days

