

Unit 8851 SW 131st Ct # A101 - Elan at Calusa

8851 SW 131st Ct # A101 - 12290-13122 SW 88 Ln, The Crossings, FL, Miami-Dade 33186



Unit Information

MLS Number:	RX-10998466
Status:	Active
Size:	1,233 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$364,000
List PPSF:	\$295
Valuated Price:	\$346,000
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.



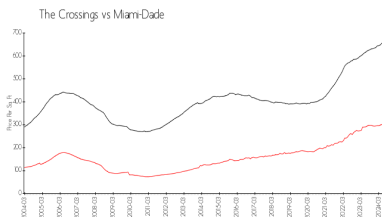
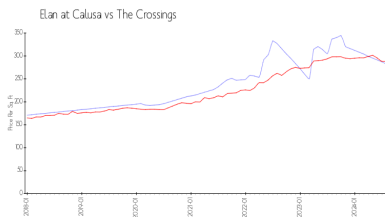
Building Information

Number of units:	338
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
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

Market Information



Elan at Calusa:	\$282/sq. ft.	The Crossings:	\$288/sq. ft.
The Crossings:	\$288/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Elan at Calusa	2%
The Crossings	1%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Elan at Calusa	34 days
The Crossings	39 days
Miami-Dade	84 days