

# 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

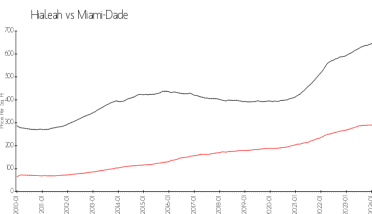
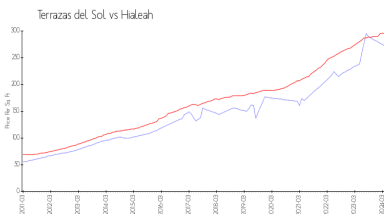
## Building Association Information

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

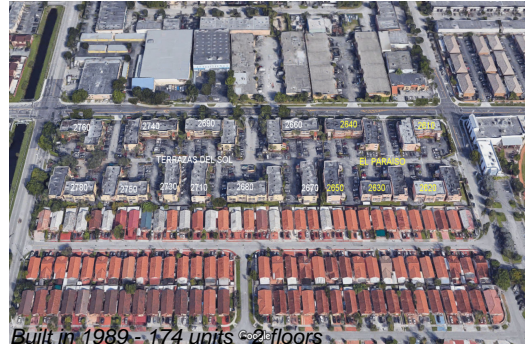
## Market Information



Terrazas del Sol: \$272/sq. ft.  
 Hialeah: \$295/sq. ft.  
 Hialeah: \$295/sq. ft.  
 Miami-Dade: \$695/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	27 days
Miami-Dade	81 days