

# Unit 3400 Foxcroft Rd # 107 - Miramar Club (1-6&12)

3400 Foxcroft Rd # 107 - 3252 Foxcroft Rd, Miramar, FL, Broward 33025

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11574884                              |
| Status:         | Active                                 |
| Size:           | 820 Sq ft.                             |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| List Price:     | \$245,000                              |
| List PPSF:      | \$299                                  |
| Valuated Price: | \$226,000                              |
| Valuated PPSF:  | \$276                                  |

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:                         | 340 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 13  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

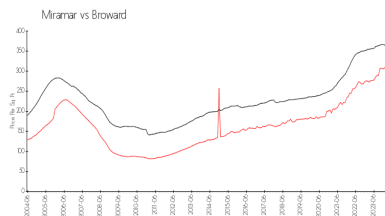
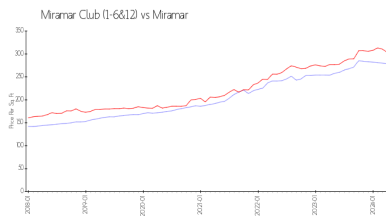
## Building Association Information

Miramar Club Condo  
 Address: 3399 Foxcroft Rd,  
 Miramar, FL 33025  
 Phone: +1 954-442-5666

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 202    | 1,070 sq ft | May 2024     | \$230,000  | \$215 |
| 110    | 820 sq ft   | Apr 2024     | \$226,000  | \$276 |
| 202    | 1,070 sq ft | Oct 2023     | \$280,000  | \$262 |
| 205    | 820 sq ft   | Oct 2023     | \$250,000  | \$305 |
| 103    | 820 sq ft   | Oct 2023     | \$235,000  | \$287 |

## Market Information



|                        |               |          |               |
|------------------------|---------------|----------|---------------|
| Miramar Club (1-6&12): | \$278/sq. ft. | Miramar: | \$303/sq. ft. |
| Miramar:               | \$303/sq. ft. | Broward: | \$351/sq. ft. |

## Inventory for Sale

|                       |    |
|-----------------------|----|
| Miramar Club (1-6&12) | 4% |
| Miramar               | 1% |



Broward

4%

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

Miramar Club (1-6&12)

26 days

Miramar

37 days

Broward

67 days