

Unit 2351 W Preserve Way # 201 - El Ad Residences at Miramar

2351 W Preserve Way # 201 - 2160-2440 E Preserve Wy, Miramar, FL, Broward 33025

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11545092 |
| Status: | Active |
| Size: | 1,192 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$367,000 |
| List PPSF: | \$308 |
| Valuated Price: | \$375,000 |
| Valuated PPSF: | \$315 |

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

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|--|-----|
| Number of units: | 348 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 0% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 1 |

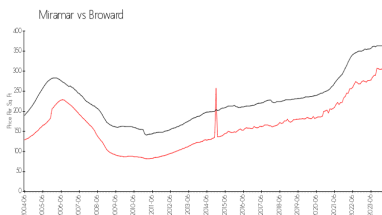
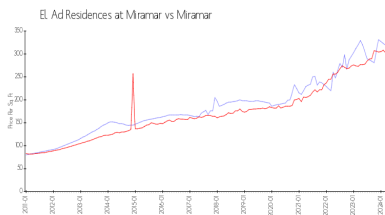
Building Association Information

El-Ad Residences At Miramar
 2480 E Preserve Way
 Miramar, FL 33025
 Phone number (954) 885-8725

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 301 | 726 sq ft | Mar 2024 | \$249,000 | \$343 |
| 306 | 977 sq ft | Jan 2024 | \$315,000 | \$322 |
| 106 | 977 sq ft | Dec 2023 | \$320,000 | \$328 |
| 302 | 850 sq ft | Nov 2023 | \$225,000 | \$265 |
| 303 | 977 sq ft | Oct 2023 | \$277,000 | \$284 |

Market Information



| | | | |
|------------------------------|---------------|----------|---------------|
| El Ad Residences at Miramar: | \$315/sq. ft. | Miramar: | \$295/sq. ft. |
| Miramar: | \$295/sq. ft. | Broward: | \$348/sq. ft. |

Inventory for Sale

El Ad Residences at Miramar 1%



| | |
|---------|----|
| Miramar | 1% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------------|---------|
| El Ad Residences at Miramar | 32 days |
| Miramar | 37 days |
| Broward | 67 days |