

Unit 2041 Renaissance Blvd # 208 - El Ad Enclave at Miramar

2041 Renaissance Blvd # 208 - 2011-2163 Renaissance Blvd, Miramar, FL, Broward 33025

Unit Information

MLS Number: A11574438
 Status: Active
 Size: 700 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Assigned Parking
 View:
 List Price: \$250,000
 List PPSF: \$357
 Valuated Price: \$237,000
 Valuated PPSF: \$339

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: 344
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

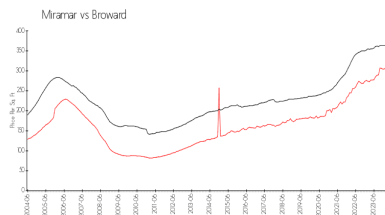
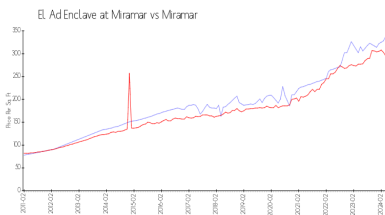
Building Association Information

EL-AD ENCLAVE AT MIRAMAR
 CONDOMINIUM ASSOCIATION, INC
 2001 RENAISSANCE BLVD
 Miramar, Florida 33025
 Phone Number(954) 432-8110

Recent Sales

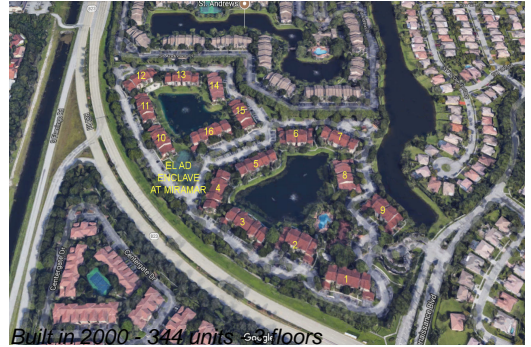
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 205 | 966 sq ft | Apr 2024 | \$315,000 | \$326 |
| 101 | 690 sq ft | Apr 2024 | \$240,000 | \$348 |
| 306 | 966 sq ft | Mar 2024 | \$320,000 | \$331 |
| 204 | 966 sq ft | Jan 2024 | \$313,050 | \$324 |
| 307 | 700 sq ft | Jan 2024 | \$225,500 | \$322 |

Market Information



| | | | |
|---------------------------|---------------|----------|---------------|
| El Ad Enclave at Miramar: | \$338/sq. ft. | Miramar: | \$295/sq. ft. |
| Miramar: | \$295/sq. ft. | Broward: | \$348/sq. ft. |

Inventory for Sale



| | |
|--------------------------|----|
| El Ad Enclave at Miramar | 1% |
| Miramar | 1% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------------------|---------|
| El Ad Enclave at Miramar | 41 days |
| Miramar | 37 days |
| Broward | 67 days |