

Unit 2071 Renaissance Blvd # 207 - El Ad Enclave at Miramar

2071 Renaissance Blvd # 207 - 2011-2163 Renaissance Blvd, Miramar, FL, Broward 33025

Unit Information

MLS Number:	A11618691
Status:	Active
Size:	830 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Guest Parking
View:	
List Price:	\$318,000
List PPSF:	\$383
Valuated Price:	\$260,000
Valuated PPSF:	\$313

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:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

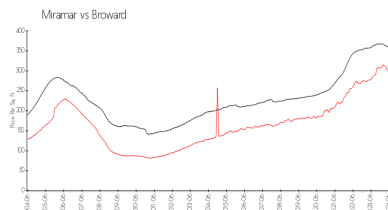
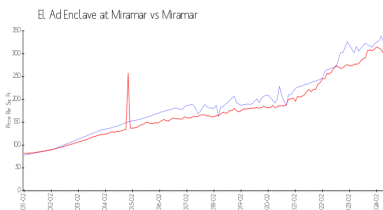
Building Association Information

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

Recent Sales

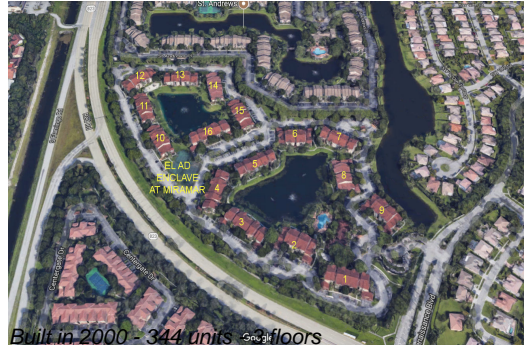
Unit #	Size	Closing Date	Sale Price	PPSF
102	665 sq ft	Jul 2024	\$215,000	\$323
208	700 sq ft	May 2024	\$245,000	\$350
205	966 sq ft	Apr 2024	\$315,000	\$326
101	690 sq ft	Apr 2024	\$240,000	\$348
306	966 sq ft	Mar 2024	\$320,000	\$331

Market Information



El Ad Enclave at Miramar:	\$313/sq. ft.	Miramar:	\$300/sq. ft.
Miramar:	\$300/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale



Built in 2000 - 344 units - 5-9 floors

El Ad Enclave at Miramar	1%
Miramar	1%
Broward	4%

Avg. Time to Close Over Last 12 Months

El Ad Enclave at Miramar	41 days
Miramar	42 days
Broward	70 days