

Unit 2351 W Preserve Way # 104 - El Ad Residences at Miramar

2351 W Preserve Way # 104 - 2160-2440 E Preserve Wy, Miramar, FL, Broward 33025

Unit Information

MLS Number: A11653597
 Status: Active
 Size: 977 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$314,500
 List PPSF: \$322
 Valuated Price: \$315,000
 Valuated PPSF: \$322

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: 348
 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: 6
 Number of sales over the last 3 months: 5

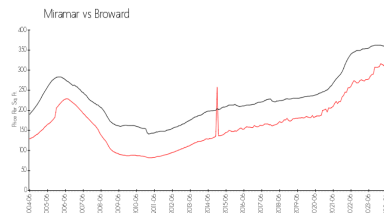
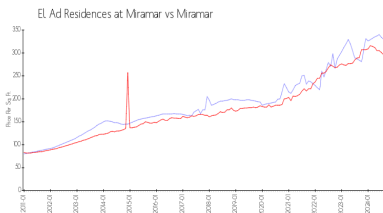
Building Association Information

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
304	1,140 sq ft	Sep 2024	\$355,000	\$311
104	977 sq ft	Sep 2024	\$323,000	\$331
208	850 sq ft	Sep 2024	\$290,000	\$341
201	1,192 sq ft	Sep 2024	\$380,000	\$319
202	850 sq ft	Aug 2024	\$280,000	\$329

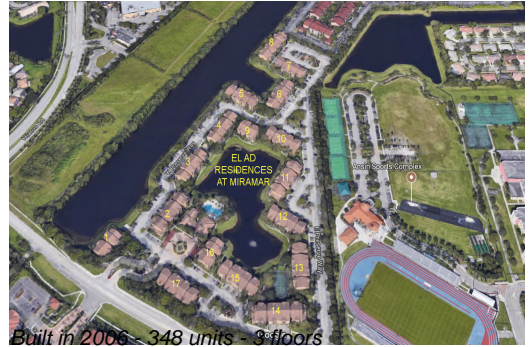
Market Information



El Ad Residences at \$326/sq. ft.
 Miramar: \$292/sq. ft.
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 Miramar: \$292/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

El Ad Residences at Miramar	38 days
Miramar	50 days
Broward	74 days