

Unit 2201 W Preserve Way # 108 - El Ad Residences at Miramar

2201 W Preserve Way # 108 - 2160-2440 E Preserve Wy, Miramar, FL, Broward 33025

Unit Information

MLS Number:	A11753081
Status:	Active
Size:	726 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$268,500
List PPSF:	\$370
Valuated Price:	\$207,000
Valuated PPSF:	\$285

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:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
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

<https://>

Recent Sales

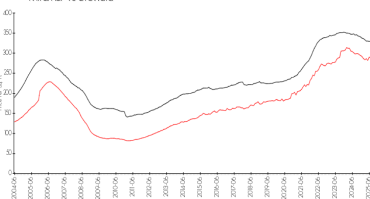
Unit #	Size	Closing Date	Sale Price	PPSF
205	977 sq ft	Oct 2025	\$275,000	\$281
201	726 sq ft	Aug 2025	\$250,000	\$344
205	977 sq ft	Jul 2025	\$290,000	\$297
108	726 sq ft	May 2025	\$247,500	\$341
206	977 sq ft	Apr 2025	\$295,000	\$302
107	847 sq ft	Apr 2025	\$267,000	\$315

Market Information

El Ad Residences at Miramar vs Miramar



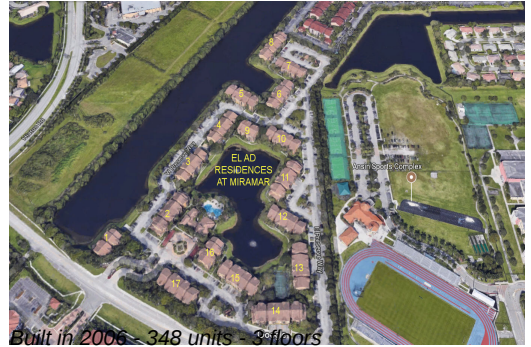
Miramar vs Broward



El Ad Residences at \$289/sq. ft.
Miramar:
Miramar: \$275/sq. ft.

Miramar: \$275/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale



El Ad Residences at Miramar	3%
Miramar	2%
Broward	4%

Avg. Time to Close Over Last 12 Months

El Ad Residences at Miramar	59 days
Miramar	61 days
Broward	88 days