

Unit 2621 SW 120th Ter # 203 - Martinique (at Miramar)

2621 SW 120th Ter # 203 - 2601-2791 SW 120 Ter, Miramar, FL, Broward 33027

Unit Information

MLS Number: A11856730
 Status: Active
 Size: 1,436 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View:
 List Price: \$420,000
 List PPSF: \$292
 Valuated Price: \$419,000
 Valuated PPSF: \$292

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.

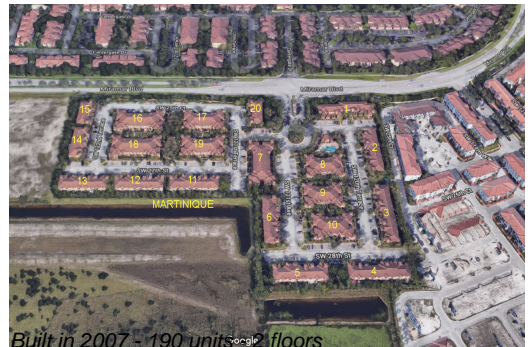
Building Information

Number of units: 190
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 0

Building Association Information

Martinique At Miramar
 Community Association, Inc
 1145 Sawgrs Corp Parkway
 Sunrise, FL 33323
 Phone: (954) 846-1225

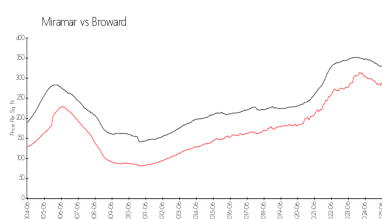
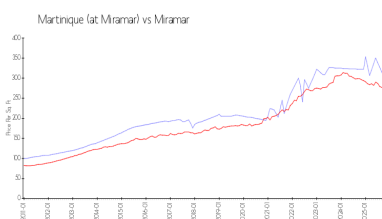
<https://>



Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
705	1,000 sq ft	Sep 2025	\$360,000	\$360
1102	1,241 sq ft	Jul 2025	\$370,000	\$298
202-2	1,436 sq ft	Jul 2025	\$418,000	\$291
1612	1,000 sq ft	Jun 2025	\$350,000	\$350
1404	1,436 sq ft	Mar 2025	\$415,000	\$289
1613	1,256 sq ft	Mar 2025	\$407,000	\$324

Market Information



Martinique (at Miramar):	\$291/sq. ft.	Miramar:	\$275/sq. ft.
Miramar:	\$275/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Martinique (at Miramar)	2%
Miramar	2%
Broward	4%

Avg. Time to Close Over Last 12 Months

Martinique (at Miramar)	60 days
Miramar	61 days
Broward	88 days