

Unit 12252 SW 25th Ct # 1614 - Martinique (at Miramar)

12252 SW 25th Ct # 1614 - 2601-2791 SW 120 Ter, Miramar, FL, Broward 33027

Unit Information

MLS Number:	A11862272
Status:	Active
Size:	1,244 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$379,990
List PPSF:	\$305
Valuated Price:	\$363,000
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

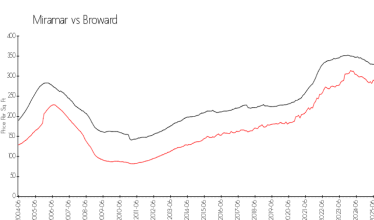
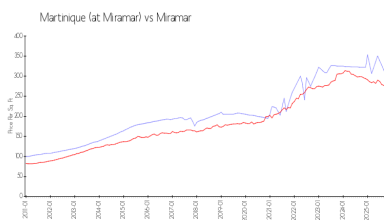
Martinique At Miramar
Community Association, Inc
1145 Sawgrs Corp Parkway
Sunrise, FL 33323
Phone: (954) 846-1225

<https://>

Recent Sales

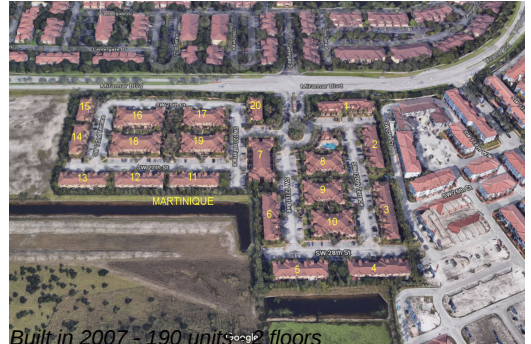
Unit #	Size	Closing Date	Sale Price	PPSF
705	1,000 sq ft	Sep 2025	\$360,000	\$360
1102	1,241 sq ft	Jul 2025	\$370,000	\$298
202-2	1,436 sq ft	Jul 2025	\$418,000	\$291
1612	1,000 sq ft	Jun 2025	\$350,000	\$350
1404	1,436 sq ft	Mar 2025	\$415,000	\$289
1613	1,256 sq ft	Mar 2025	\$407,000	\$324

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