

# Unit 2133 Renaissance Blvd # 306 - El Ad Enclave at Miramar

2133 Renaissance Blvd # 306 - 2011-2163 Renaissance Blvd, Miramar, FL, Broward 33025

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11897725             |
| Status:         | Active                |
| Size:           | 1,125 Sq ft.          |
| Bedrooms:       | 3                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Guest Parking |
| View:           |                       |
| List Price:     | \$307,000             |
| List PPSF:      | \$273                 |
| Valuated Price: | \$339,000             |
| Valuated PPSF:  | \$301                 |

*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:      | 11  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 13  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 7   |

## Building Association Information

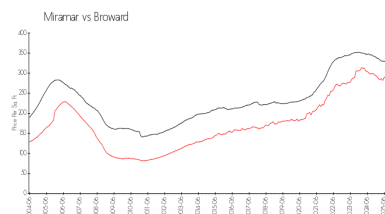
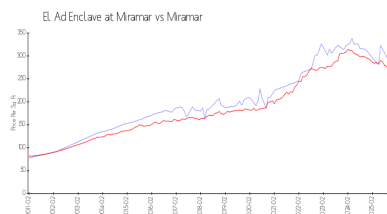
EL-AD ENCLAVE AT MIRAMAR  
CONDOMINIUM ASSOCIATION, INC  
2001 RENAISSANCE BLVD  
Miramar, Florida 33025  
Phone Number(954) 432-8110

<https://>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 202    | 966 sq ft | Dec 2025     | \$270,000  | \$280 |
| 208    | 700 sq ft | Dec 2025     | \$225,000  | \$321 |
| 204    | 966 sq ft | Nov 2025     | \$287,000  | \$297 |
| 308    | 665 sq ft | Nov 2025     | \$228,000  | \$343 |
| 303    | 966 sq ft | Nov 2025     | \$255,000  | \$264 |
| 202    | 700 sq ft | Nov 2025     | \$207,000  | \$296 |

## Market Information



|                           |               |          |               |
|---------------------------|---------------|----------|---------------|
| El Ad Enclave at Miramar: | \$298/sq. ft. | Miramar: | \$275/sq. ft. |
| Miramar:                  | \$275/sq. ft. | Broward: | \$311/sq. ft. |

## Inventory for Sale



|                          |    |
|--------------------------|----|
| El Ad Enclave at Miramar | 3% |
| Miramar                  | 2% |
| Broward                  | 4% |

### **Avg. Time to Close Over Last 12 Months**

|                          |         |
|--------------------------|---------|
| El Ad Enclave at Miramar | 62 days |
| Miramar                  | 61 days |
| Broward                  | 88 days |