

# Unit 12040 SW 28th St # 406 - Martinique (at Miramar)

12040 SW 28th St # 406 - 2601-2791 SW 120 Ter, Miramar, FL, Broward 33027

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | A11907804                         |
| Status:         | Active                            |
| Size:           | 1,241 Sq ft.                      |
| Bedrooms:       | 3                                 |
| Full Bathrooms: | 3                                 |
| Half Bathrooms: | 0                                 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View:           |                                   |
| List Price:     | \$418,000                         |
| List PPSF:      | \$337                             |
| Valuated Price: | \$362,000                         |
| 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

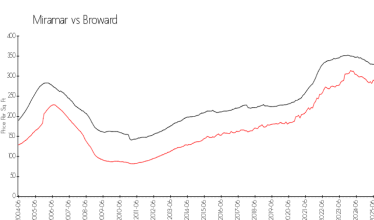
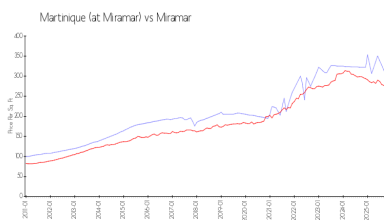
Martinique At Miramar  
Community Association, Inc  
1145 Sawgrs Corp Parkway  
Sunrise, FL 33323  
Phone: (954) 846-1225

<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



Built in 2007 - 190 units, 2 floors

|                         |    |
|-------------------------|----|
| 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 |