

# Unit 2351 W Preserve Way # 104 - El Ad Residences at Miramar

2351 W Preserve Way # 104 - 2160-2440 E Preserve Wy, Miramar, FL, Broward 33025

## Unit Information

MLS Number:	F10426107
Status:	Expired
Size:	977 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	Lake
List Price:	\$314,500
List PPSF:	\$322
Valuated Price:	\$319,000
Valuated PPSF:	\$327

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:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

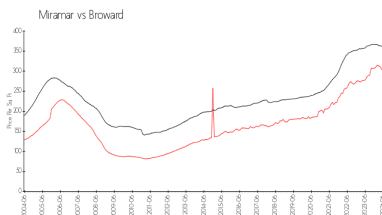
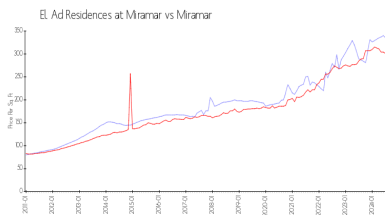
## Building Association Information

El-Ad Residences At Miramar  
 2480 E Preserve Way  
 Miramar, FL 33025  
 Phone number (954) 885-8725

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	726 sq ft	Jun 2024	\$244,000	\$336
301	726 sq ft	Mar 2024	\$249,000	\$343
306	977 sq ft	Jan 2024	\$315,000	\$322
106	977 sq ft	Dec 2023	\$320,000	\$328
302	850 sq ft	Nov 2023	\$225,000	\$265

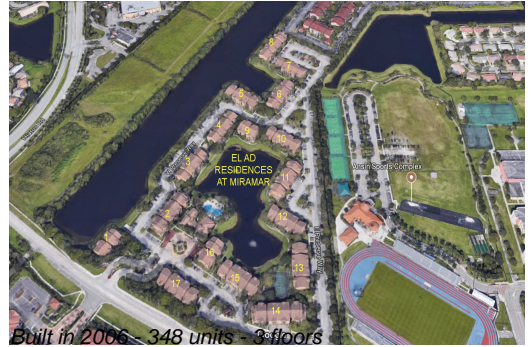
## Market Information



El Ad Residences at Miramar:	\$329/sq. ft.	Miramar:	\$295/sq. ft.
Miramar:	\$295/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

El Ad Residences at Miramar	1%
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Miramar	1%
Broward	4%

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

EI Ad Residences at Miramar	38 days
Miramar	45 days
Broward	72 days