

Unit 2160 E Preserve Way # 108 - El Ad Residences at Miramar

2160 E Preserve Way # 108 - 2160-2440 E Preserve Wy, Miramar, FL, Broward 33025

Unit Information

MLS Number:	F10435570
Status:	Active
Size:	726 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Guest Parking, Open Space Parking
View:	Lake
List Price:	\$255,000
List PPSF:	\$351
Valuated Price:	\$226,000
Valuated PPSF:	\$311

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:	8
Number of sales over the last 6 months:	4
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

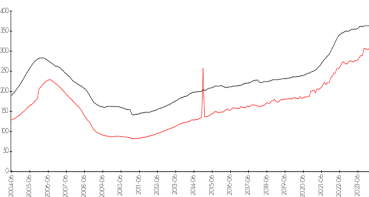
Unit #	Size	Closing Date	Sale Price	PPSF
301	726 sq ft	Mar 2024	\$249,000	\$343
306	977 sq ft	Jan 2024	\$315,000	\$322
106	977 sq ft	Dec 2023	\$320,000	\$328
302	850 sq ft	Nov 2023	\$225,000	\$265
303	977 sq ft	Oct 2023	\$277,000	\$284

Market Information

El Ad Residences at Miramar vs Miramar



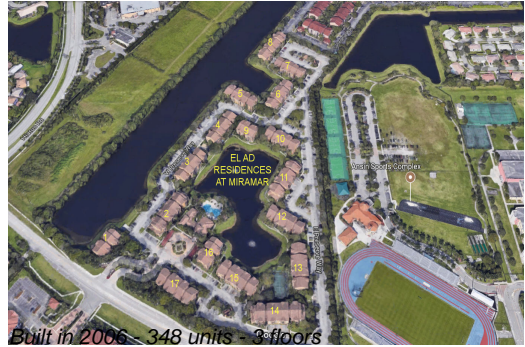
Miramar vs Broward



El Ad Residences at Miramar:	\$315/sq. ft.	Miramar:	\$295/sq. ft.
Miramar:	\$295/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

El Ad Residences at Miramar 1%



Miramar	1%
Broward	3%

Avg. Time to Close Over Last 12 Months

El Ad Residences at Miramar	32 days
Miramar	37 days
Broward	67 days