

Unit 2090 W Preserve Way # 206 - El Ad Residences at Miramar

2090 W Preserve Way # 206 - 2160-2440 E Preserve Wy, Miramar, FL, Broward 33025

Unit Information

MLS Number: F10469987
 Status: Active
 Size: 977 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces, Open Space Parking
 View: Canal, Garden View
 List Price: \$315,000
 List PPSF: \$322
 Valuated Price: \$315,000
 Valuated PPSF: \$322

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

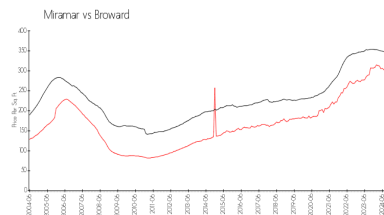
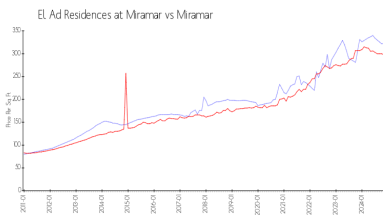
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 101 | 726 sq ft | Jan 2025 | \$267,500 | \$368 |
| 307 | 916 sq ft | Dec 2024 | \$280,000 | \$306 |
| 107 | 726 sq ft | Nov 2024 | \$275,000 | \$379 |
| 101 | 847 sq ft | Oct 2024 | \$270,000 | \$319 |
| 304 | 1,140 sq ft | Sep 2024 | \$355,000 | \$311 |
| 104 | 977 sq ft | Sep 2024 | \$323,000 | \$331 |
| 208 | 850 sq ft | Sep 2024 | \$290,000 | \$341 |
| 201 | 1,192 sq ft | Sep 2024 | \$380,000 | \$319 |

Market Information

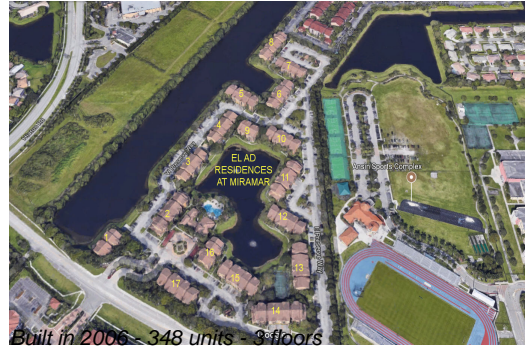


El Ad Residences at \$323/sq. ft.
 Miramar:
 Miramar: \$291/sq. ft.

Miramar: \$291/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

El Ad Residences at Miramar 3%



| | |
|---------|----|
| Miramar | 2% |
| Broward | 5% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------------|---------|
| El Ad Residences at Miramar | 36 days |
| Miramar | 52 days |
| Broward | 78 days |