

# Unit 2400 E Preserve Way # 202 - El Ad Residences at Miramar

2400 E Preserve Way # 202 - 2160-2440 E Preserve Wy, Miramar, FL, Broward 33025

## Unit Information

MLS Number: F10471064  
 Status: Active  
 Size: 1,140 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View:  
 Rental Price: \$2,600  
 List PPSF: \$2  
 Valuated Price: \$371,000  
 Valuated PPSF: \$325

*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.*

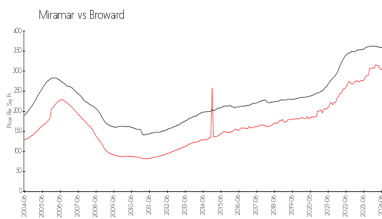
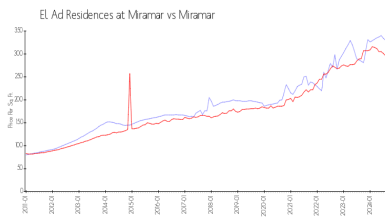
## Building Information

Number of units: 348  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 5

## Building Association Information

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

## Market Information



|                     |               |          |               |
|---------------------|---------------|----------|---------------|
| El Ad Residences at | \$326/sq. ft. | Miramar: | \$292/sq. ft. |
| Miramar:            |               | Broward: | \$339/sq. ft. |
| Miramar:            | \$292/sq. ft. |          |               |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

El Ad Residences at Miramar 38 days  
 Miramar 50 days  
 Broward 74 days

