PBP REAL ESTATE

Miramar condo fees

> The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

HEADLINE OPTIONS

1. The typical Miramar condo for sale carries a $478-a-month association fee, 40% below the South Florida median
2. 0% of Miramar condos on the market ask $1,000 or more a month in fees; 57% stay under $500
3. Miramar condos built since 2005 carry fees 12% higher than buildings from before 1995

LEDE

MIRAMAR, Fla., September 7, 2026 - The median monthly association fee across the 128 condominiums listed for sale in Miramar is $478, with half of the listings between $411 and $548 a month, according to a daily analysis of BeachesMLS listing data by PBP Real Estate. That is 40% below the five-county South Florida median of $800, and ranks Miramar 64 of 69 cities.

NUT GRAF

Per square foot, the median Miramar condo fee is $0.46 a month on a median unit of 1,056 square feet; at the median asking price of $310K, a year of fees equals 1.85% of the price. 0% of listings ask $1,000 or more a month and 57% under $500. 0.8% of listings report two association layers (a master and a sub-association); 0% are billed quarterly and shown here as monthly equivalents. Agent-written remarks mention a special assessment on 3.9% of listings, describe one as pending or payable by the buyer on 2.3%, and mention a mandatory club or membership on 0%. Buildings completed since 2005 carry a median fee of $500 against $448 for those completed before 1995.

FACT BOX

Active condominium listings, Miramar	**132 (128 with a usable fee after the 1% trim)**	September 7, 2026
Median monthly association fee	**$478**	September 7, 2026
Middle half of listings (25th to 75th percentile)	**$411 to $548**	September 7, 2026
Median fee per square foot per month	**$0.46 (median unit 1,056 sq ft)**	September 7, 2026
A year of fees as a share of the median asking price	**1.85% (asking $310K)**	September 7, 2026

Listings asking $1,000 or more a month / under $500	**0% / 57%**	September 7, 2026
Two association layers reported (master + sub)	**0.8% (1)**	September 7, 2026
Billed quarterly (converted to monthly)	**0%**	September 7, 2026
Remarks mention a special assessment / pending or buyer-paid	**3.9% / 2.3%**	September 7, 2026
Remarks mention a mandatory club or membership	**0%**	September 7, 2026
South Florida median (69 cities, five counties)	**$800; Miramar ranks 64 of 69**	September 7, 2026
Median fee, built 2005 or later / built before 1995	**$500 (43 listings) / $448 (46 listings)**	September 7, 2026

QUOTABLE DATA POINTS

> "The median condominium listed for sale in Miramar carries a monthly association fee of $478, 40% below the five-county South Florida median of $800."

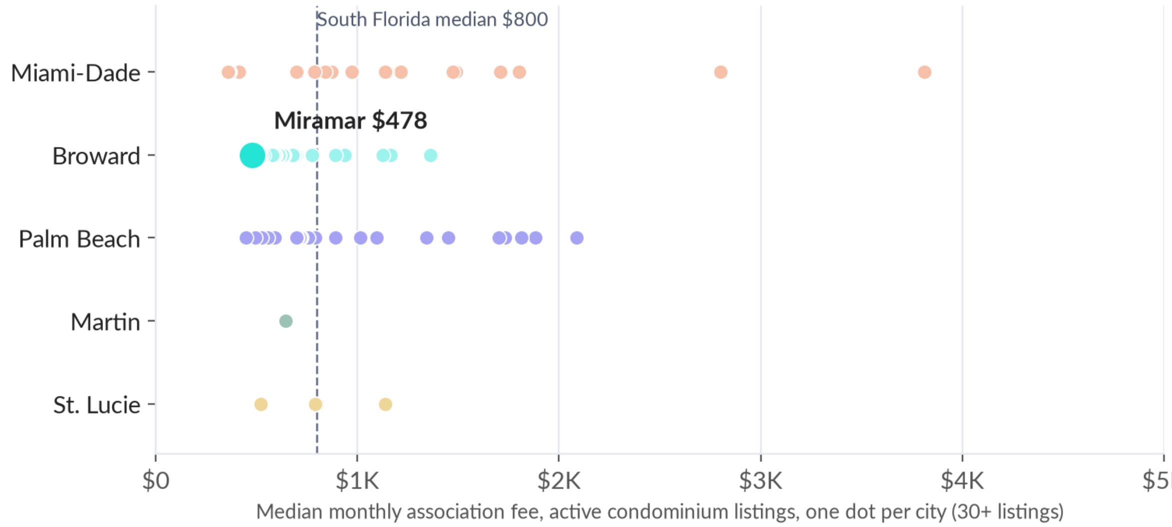
> "0 percent of Miramar condos on the market ask $1,000 or more a month in association fees; only 57 percent stay under $500."

> "In Miramar, a condo completed since 2005 carries a median fee of $500 a month, against $448 for a building completed before 1995."

Attribute to: PBP Real Estate analysis of BeachesMLS listing data.

CHARTS

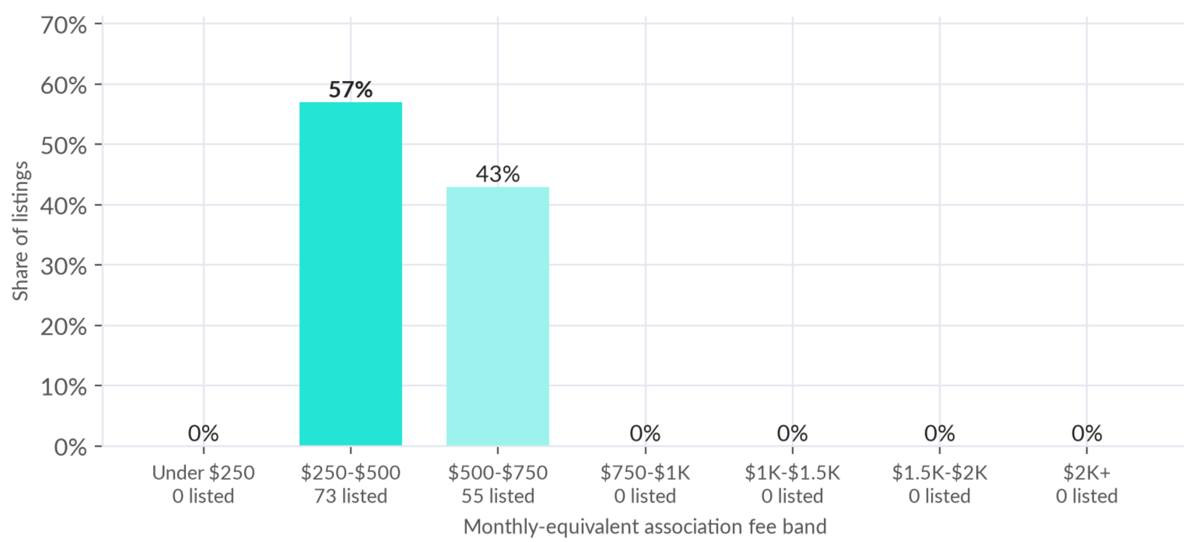
Miramar condo fees sit 40% below the South Florida median



Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of September 7, 2026. Not verified for authenticity or accuracy; may not reflect all real estate activity in the market.

Median monthly condominium association fee, Miramar against every South Florida city with 30 or more active condo listings, grouped by county, September 7, 2026. Source: BeachesMLS via PBP Real Estate.

57% of Miramar condos for sale carry a fee of $250 to $500 a month



Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of September 7, 2026. Not verified for authenticity or accuracy; may not reflect all real estate activity in the market.

Share of active Miramar condominium listings by monthly-equivalent association fee band, September 7, 2026. Source: BeachesMLS via PBP Real Estate.

Miramar condos built since 2005 ask 12% more in fees than those built before 1995

Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of September 7, 2026. Not verified for authenticity or accuracy; may not reflect all real estate activity in the market.

Median monthly-equivalent association fee for active Miramar condominiums by decade the building was completed, September 7, 2026. Decades under 10 listings shown gray and not read. Source: BeachesMLS via PBP Real Estate.

METHODOLOGY

Method: medians and percentiles over active condominium listings in Miramar permitted for internet display in PBP Real Estate's BeachesMLS data feed, snapshotted daily at about 5:00 AM Eastern; this kit reflects listings as of September 7, 2026. Fees are as entered by each listing office and converted to a monthly equivalent by the stated billing frequency (quarterly divided by three, semi-annual by six, annual by twelve); listings with a fee but no stated frequency are excluded (0 today). Where the MLS carries a second association fee, the two layers are summed and the second layer is reported separately. Per city, listings below the 1st or above the 99th percentile of monthly fee are trimmed as likely data-entry errors (3 today). Special assessment, membership and related shares are keyword classifications of agent-written public remarks and are not verified. A property counts as a condominium when its tax legal description records a condominium, whatever property type the listing agent selected; platted-lot townhouses and villas are excluded. Cities need 30 or more listings with a usable fee to be reported; decades with fewer than 10 listings are not read. Nothing here is an opinion of value about any property or a statement about any specific association's finances. The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed. Figures refresh every morning at https://www.pbprealestate.com/condo-fees-miramar/ . Attribution: PBP Real Estate analysis of BeachesMLS listing data. This data is not verified for authenticity or accuracy and may not reflect all real estate activity in the market. Based on information (c) 2026 BeachesMLS, Inc. Equal Housing Opportunity.

CONTACT

Questions, a number for a story, or a licensed quote: Gia Freer, Broker of Record (Lic. BK689801), PBP Real Estate, LLC, 700 NW 7th Dr, Boca Raton, FL 33486. 561-395-8418, info@pbpre.com, same-day response Monday to Saturday. Reuse of figures and charts is free with attribution to PBP Real Estate analysis of BeachesMLS data.