

Unit 2457 Centergate Dr # 207 - Aventine at Miramar

2457 Centergate Dr # 207 - 2400-2590 Centergate Dr, Miramar, FL, Broward 33025

Unit Information

MLS Number:	A11484291
Status:	Active
Size:	0 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Guest Parking, Other Parking
View:	
List Price:	\$385,000
Valuated Price:	\$343,000
Valuated PPSF:	\$296

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:	848
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	0%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

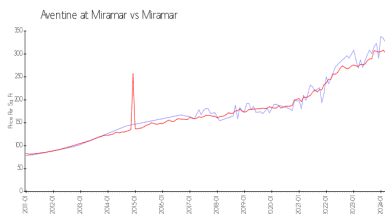
Building Association Information

Aventine at Miramar
 HOMEOWNERS/CONDO ASSOCIATION
 2436 Centergate Drive
 Miramar, FL 33025
 (954) 435-464

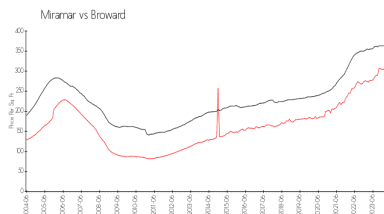
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	1,080 sq ft	Mar 2024	\$350,000	\$324
201	1,205 sq ft	Feb 2024	\$330,000	\$274
103	850 sq ft	Feb 2024	\$292,500	\$344
106	800 sq ft	Feb 2024	\$255,000	\$319
103	850 sq ft	Jan 2024	\$285,000	\$335

Market Information



Aventine at Miramar: \$295/sq. ft.
 Miramar: \$295/sq. ft.



Miramar: \$295/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Aventine at Miramar	1%
Miramar	1%
Broward	3%



Avg. Time to Close Over Last 12 Months

Aventine at Miramar	33 days
Miramar	37 days
Broward	67 days