

Unit 2509 Centergate Dr # 103 - Aventine at Miramar

2509 Centergate Dr # 103 - 2400-2590 Centergate Dr, Miramar, FL, Broward 33025

Unit Information

MLS Number: A11530650
 Status: Active
 Size: 850 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$320,000
 List PPSF: \$376
 Valuated Price: \$249,000
 Valuated PPSF: \$293

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

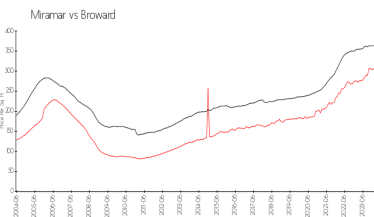
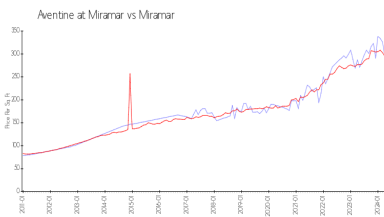
Building Association Information

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