

Unit 2496 Centergate Dr # 207 - Aventine at Miramar

2496 Centergate Dr # 207 - 2400-2590 Centergate Dr, Miramar, FL, Broward 33025

Unit Information

MLS Number:	A11622528
Status:	Active
Size:	1,080 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Guest Parking, Open Space Parking
View:	
List Price:	\$355,000
List PPSF:	\$329
Valuated Price:	\$332,000
Valuated PPSF:	\$307

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:	4
Building inventory for sale:	0%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

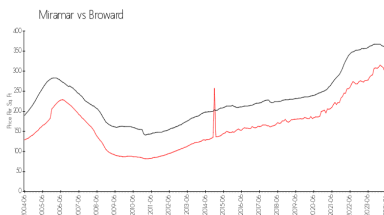
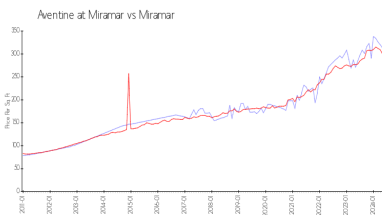
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	1,450 sq ft	Jun 2024	\$375,000	\$259
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

Market Information



Aventine at Miramar: \$307/sq. ft.
 Miramar: \$300/sq. ft.

Miramar: \$300/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

Aventine at Miramar	0%
Miramar	1%



Broward

4%

Avg. Time to Close Over Last 12 Months

Aventine at Miramar

35 days

Miramar

42 days

Broward

70 days