

Unit 2494 Centergate Dr # 201 - Aventine at Miramar

2494 Centergate Dr # 201 - 2400-2590 Centergate Dr, Miramar, FL, Broward 33025

Unit Information

MLS Number:	A11640831
Status:	Active
Size:	1,080 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Additional Spaces Available,Other Parking
View:	
List Price:	\$310,000
List PPSF:	\$287
Valuated Price:	\$317,000
Valuated PPSF:	\$294

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:	6
Building inventory for sale:	0%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

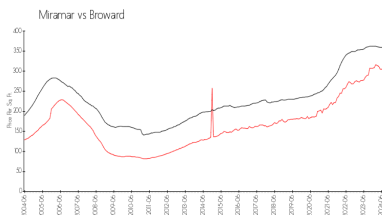
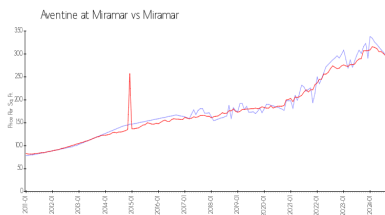
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	1,080 sq ft	Aug 2024	\$355,000	\$329
103	850 sq ft	Aug 2024	\$285,000	\$335
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: \$293/sq. ft.
 Miramar: \$292/sq. ft.

Miramar: \$292/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Aventine at Miramar	1%
Miramar	1%
Broward	4%



Avg. Time to Close Over Last 12 Months

Aventine at Miramar	44 days
Miramar	50 days
Broward	74 days