

# Unit 2433 Centergate Dr # 102 - Aventine at Miramar

2433 Centergate Dr # 102 - 2400-2590 Centergate Dr, Miramar, FL, Broward 33025

## Unit Information

MLS Number:	A11647599
Status:	Expired
Size:	1,160 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$344,900
List PPSF:	\$297
Valuated Price:	\$323,000
Valuated PPSF:	\$278

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

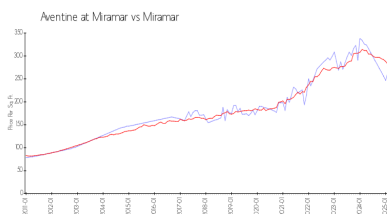
## Building Association Information

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

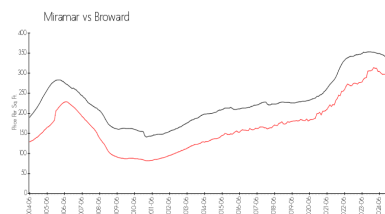
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	1,330 sq ft	Jan 2025	\$330,000	\$248
102	850 sq ft	Dec 2024	\$315,000	\$371
201	1,080 sq ft	Nov 2024	\$295,000	\$273
101	1,080 sq ft	Aug 2024	\$355,000	\$329
103	850 sq ft	Aug 2024	\$285,000	\$335

## Market Information



Aventine at Miramar: \$280/sq. ft.  
Miramar: \$280/sq. ft.

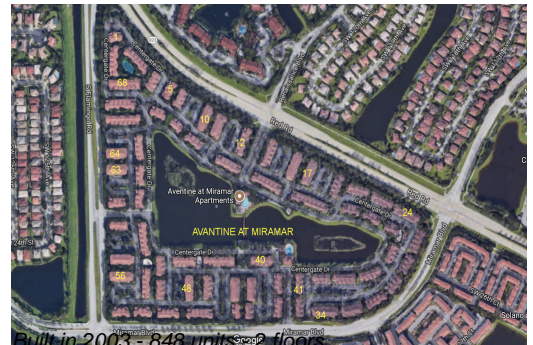


Miramar: \$280/sq. ft.  
Broward: \$324/sq. ft.

## Inventory for Sale

Aventine at Miramar	2%
Miramar	2%
Broward	5%

## Avg. Time to Close Over Last 12 Months



Aventine at Miramar	72 days
Miramar	64 days
Broward	83 days