

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:	Active
Size:	1,160 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$350,000
List PPSF:	\$302
Valuated Price:	\$358,000
Valuated PPSF:	\$309

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:	8
Building inventory for sale:	0%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

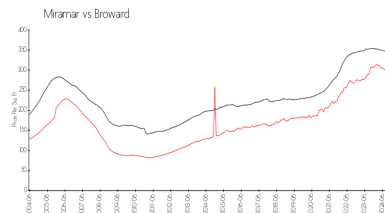
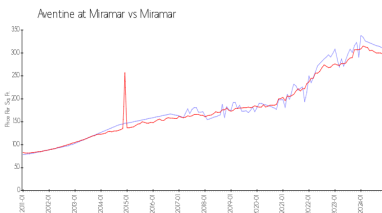
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$311/sq. ft.
 Miramar: \$291/sq. ft.

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 Broward: \$334/sq. ft.

Inventory for Sale

Aventine at Miramar	1%
Miramar	2%
Broward	5%

Avg. Time to Close Over Last 12 Months



Aventine at Miramar
Miramar
Broward

46 days
53 days
78 days