

# Unit 2496 Centergate Dr # 207 - Aventine at Miramar

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

## Unit Information

MLS Number:	A11653789
Status:	Active
Size:	1,080 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Guest Parking, Open Space Parking
View:	
List Price:	\$320,000
List PPSF:	\$296
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

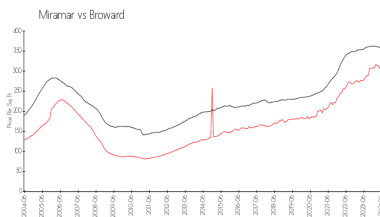
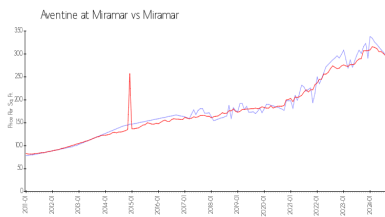
## Building Association Information

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