

Unit 2494 Centergate Dr # 102 - Aventine at Miramar

2494 Centergate Dr # 102 - 2400-2590 Centergate Dr, Miramar, FL, Broward 33025

Unit Information

MLS Number:	A11844819
Status:	Active
Size:	1,080 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Open Space Parking
View:	
List Price:	\$305,900
List PPSF:	\$283
Valuated Price:	\$291,000
Valuated PPSF:	\$269

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:	17
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

Building Association Information

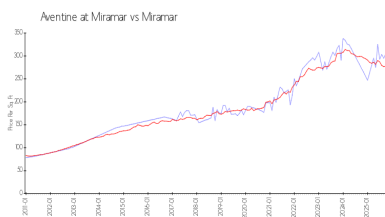
Aventine at Miramar
HOMEOWNERS/CONDO ASSOCIATION
2436 Centergate Drive
Miramar, FL 33025
(954) 435-464

<https://>

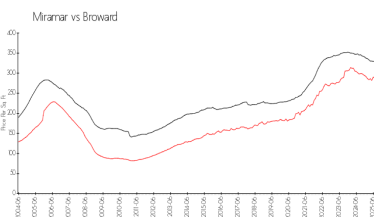
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
107	1,160 sq ft	Nov 2025	\$310,000	\$267
101	1,080 sq ft	Oct 2025	\$330,000	\$306
203	1,205 sq ft	Oct 2025	\$357,500	\$297
105	1,080 sq ft	Oct 2025	\$335,000	\$310
104	1,072 sq ft	Sep 2025	\$292,000	\$272
204	1,072 sq ft	Sep 2025	\$280,000	\$261

Market Information



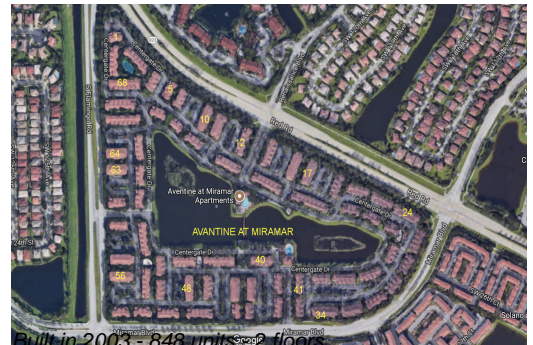
Aventine at Miramar: \$272/sq. ft.
Miramar: \$275/sq. ft.



Miramar: \$275/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Aventine at Miramar 1%



Miramar	2%
Broward	4%

Avg. Time to Close Over Last 12 Months

Aventine at Miramar	52 days
Miramar	61 days
Broward	88 days