

# Unit 2535 NE 193rd St # 3201 - Aventura Village

2535 NE 193rd St # 3201 - 2505 NE 193 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11524858
Status:	Active
Size:	1,273 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$498,000
List PPSF:	\$391
Valuated Price:	\$458,000
Valuated PPSF:	\$360

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:	114
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

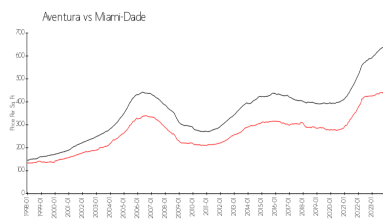
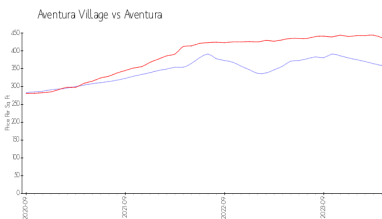
## Building Association Information

Aventura Village  
 Address: 19380 NE 26th Ave,  
 Miami, FL 33180  
 Phone: +1 954-865-8122

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4110	1,275 sq ft	Oct 2023	\$495,000	\$388
2210	1,392 sq ft	Sep 2023	\$490,000	\$352
2209	1,325 sq ft	Jun 2023	\$495,000	\$374
3207	1,325 sq ft	May 2023	\$492,500	\$372

## Market Information



Aventura Village: \$359/sq. ft.  
 Aventura: \$437/sq. ft.

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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Aventura Village	4%
Aventura	5%
Miami-Dade	3%



Built in 2020 - 114 units - 6 floors

## **Avg. Time to Close Over Last 12 Months**

Aventura Village	80 days
Aventura	89 days
Miami-Dade	81 days