

Unit 1206 - Yacht Club at Aventura

1206 - 19501 E Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	D1135606
Status:	Expired
Size:	1,300 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Covered Parking
View:	
List Price:	\$450,000
List PPSF:	\$346
Valuated Price:	\$551,000
Valuated PPSF:	\$467

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.



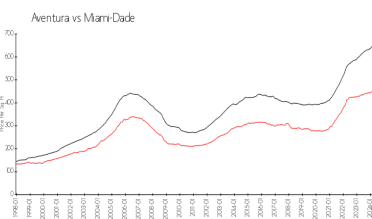
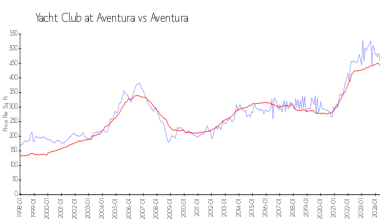
Building Information

Number of units:	430
Number of active listings for rent:	41
Number of active listings for sale:	32
Building inventory for sale:	7%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1602	1,100 sq ft	Jul 2024	\$600,000	\$545
4/404	750 sq ft	Jul 2024	\$375,000	\$500
9102	1,100 sq ft	Jun 2024	\$480,000	\$436
4202	1,100 sq ft	Apr 2024	\$530,000	\$482
1508	1,320 sq ft	Apr 2024	\$785,000	\$595

Market Information



Yacht Club at Aventura:	\$426/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Yacht Club at Aventura	7%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Yacht Club at Aventura	81 days
Aventura	97 days
Miami-Dade	84 days