

Unit 2531 - Coronado III

2531 - 20379 W Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11295783
Status:	Active
Size:	913 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$350,000
List PPSF:	\$383
Valuated Price:	\$268,000
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:	272
Number of active listings for rent:	0
Number of active listings for sale:	18
Building inventory for sale:	6%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

Building Association Information

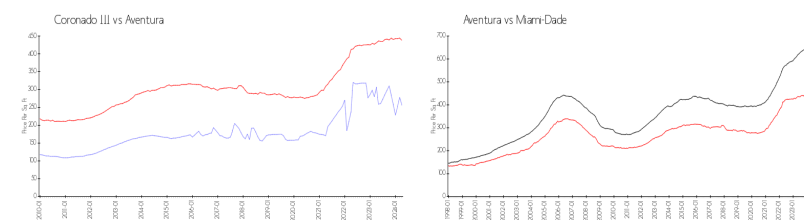
Coronado Condominium Association
20301 W Country Club Dr
Aventura, FL 33180
Phone number (305) 931-5900

http://csimsi.ahn01.com/coronadofl/outside_home.asp

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2439	1,313 sq ft	Apr 2024	\$280,000	\$213
1835	913 sq ft	Apr 2024	\$239,000	\$262
2632	1,157 sq ft	Apr 2024	\$280,000	\$242
939	1,313 sq ft	Mar 2024	\$355,500	\$271
2040	1,157 sq ft	Jan 2024	\$295,000	\$255
840	1,157 sq ft	Jan 2024	\$250,000	\$216

Market Information



Coronado III:	\$256/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Coronado III	7%
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Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Coronado III	72 days
Aventura	87 days
Miami-Dade	81 days