

Unit 2305 - Yacht Club at Aventura

2305 - 19501 E Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11463395
 Status: Active
 Size: 1,180 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Guest Parking, Other Parking
 View:
 List Price: \$555,000
 List PPSF: \$470
 Valuated Price: \$500,000
 Valuated PPSF: \$424

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.

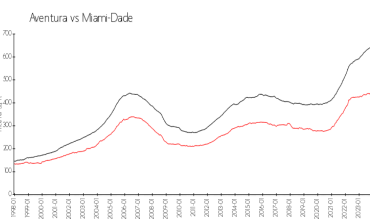
Building Information

Number of units: 430
 Number of active listings for rent: 41
 Number of active listings for sale: 20
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 26
 Number of sales over the last 6 months: 17
 Number of sales over the last 3 months: 8

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4202	1,100 sq ft	Apr 2024	\$530,000	\$482
1508	1,320 sq ft	Apr 2024	\$785,000	\$595
9402	1,100 sq ft	Mar 2024	\$530,000	\$482
8307	1,180 sq ft	Feb 2024	\$460,000	\$390
6608	1,100 sq ft	Feb 2024	\$650,000	\$591

Market Information



Yacht Club at Aventura:	\$484/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Yacht Club at Aventura: 5%
 Aventura: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Yacht Club at Aventura: 72 days
 Aventura: 87 days
 Miami-Dade: 81 days

