

# Unit 2561 NE 193rd St # 1202 - Aventura Village

2561 NE 193rd St # 1202 - 2505 NE 193 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11490581
Status:	Active
Size:	1,264 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$490,000
List PPSF:	\$388
Valuated Price:	\$455,000
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:	6
Building inventory for sale:	5%
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

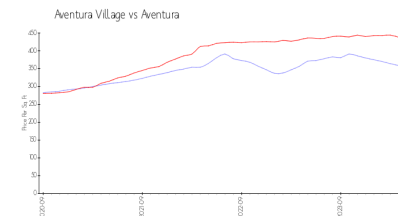
## Building Association Information

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

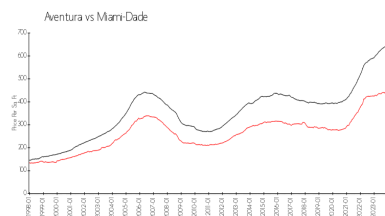
## Recent Sales

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: \$438/sq. ft.



Aventura: \$438/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

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



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

Aventura Village	80 days
Aventura	87 days
Miami-Dade	81 days