

# Unit 26-AB - Marina Tower

26-AB - 19500 Turnberry Wy, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11499511
Status:	Active
Size:	4,840 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Space Purchased, Valet Parking
View:	
List Price:	\$1,999,999
List PPSF:	\$413
Valuated Price:	\$2,116,000
Valuated PPSF:	\$437

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:	147
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

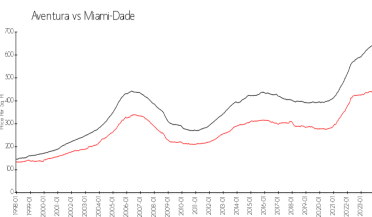
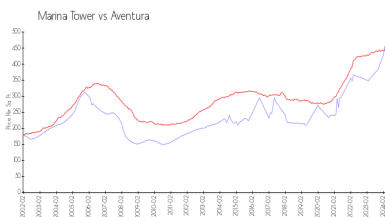
## Building Association Information

Marina Tower Condo Association  
 19500 Turnberry Way  
 Miami, FL 33180  
 Phone: (305) 935-3600

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7D	2,360 sq ft	Mar 2024	\$900,000	\$381
3E	2,360 sq ft	Oct 2023	\$800,000	\$339
20E	2,360 sq ft	Jul 2023	\$900,000	\$381
23B	2,360 sq ft	Jun 2023	\$690,000	\$292

## Market Information



Marina Tower:	\$412/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Marina Tower	3%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Marina Tower  
Aventura  
Miami-Dade

141 days  
87 days  
81 days