

# Unit 9-D - Marina Tower

9-D - 19500 Turnberry Wy, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11507520  
 Status: Active  
 Size: 2,360 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$950,000  
 List PPSF: \$403  
 Valuated Price: \$830,000  
 Valuated PPSF: \$352

*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

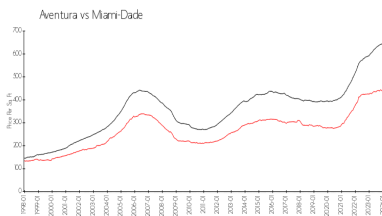
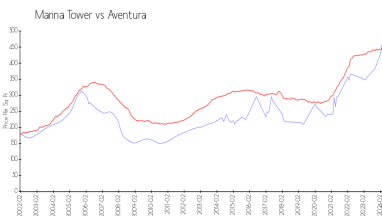
## Building Association Information

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	141 days
Aventura	87 days
Miami-Dade	81 days