

Unit 2535 NE 193rd St # 3208 - Aventura Village

2535 NE 193rd St # 3208 - 2505 NE 193 St, Aventura, FL, Miami-Dade 33180

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11526188 |
| Status: | Pending |
| Size: | 1,325 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$500,000 |
| List PPSF: | \$377 |
| Valuated Price: | \$477,000 |
| 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 |

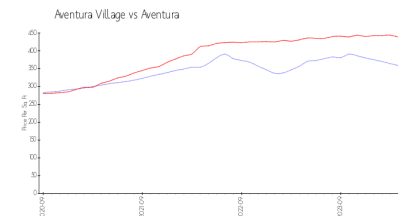
Building Association Information

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

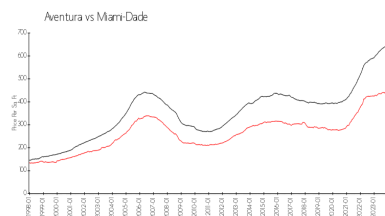
Recent Sales

| 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 |