

# Unit 5308 - Yacht Club at Aventura

5308 - 19501 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11555247  
 Status: Active  
 Size: 1,320 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Open Space Parking, Other Parking  
 View:  
 List Price: \$649,999  
 List PPSF: \$492  
 Valuated Price: \$735,000  
 Valuated PPSF: \$557

*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.*



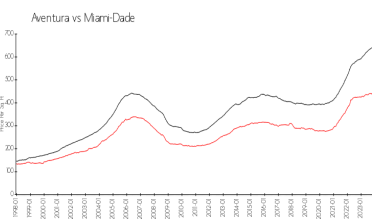
## Building Information

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