

# Unit 2306 - Turnberry on the Green

2306 - 19501 W Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11571150  
 Status: Active  
 Size: 860 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$375,000  
 List PPSF: \$436  
 Valuated Price: \$322,000  
 Valuated PPSF: \$374

*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: 377  
 Number of active listings for rent: 24  
 Number of active listings for sale: 10  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

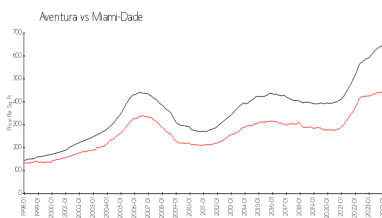
## Building Association Information

Turnberry on the Green Condominium  
 305-466-7767

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
715	1,175 sq ft	Apr 2024	\$542,000	\$461
2215	1,175 sq ft	Apr 2024	\$575,000	\$489
2006	860 sq ft	Mar 2024	\$380,000	\$442
1501	860 sq ft	Jan 2024	\$395,000	\$459
1208	1,245 sq ft	Nov 2023	\$530,000	\$426
2608	1,245 sq ft	Nov 2023	\$556,000	\$447

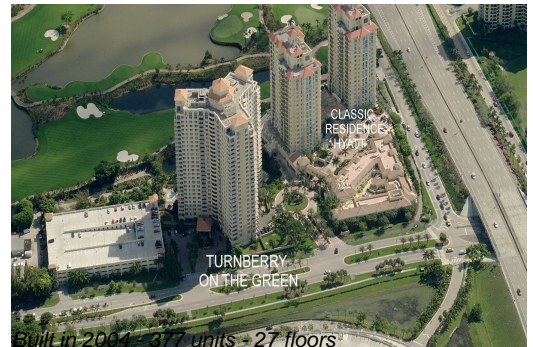
## Market Information



Turnberry on the Green:	\$396/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Turnberry on the Green: 3%  
 Aventura: 4%  
 Miami-Dade: 3%



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

Turnberry on the Green	50 days
Aventura	87 days
Miami-Dade	81 days