

Unit 1813 - Delvista Towers I & II

1813 - 20225 NE 34 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

| | |
|-----------------|--------------------------|
| MLS Number: | A11581078 |
| Status: | Active |
| Size: | 1,158 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking |
| View: | |
| List Price: | \$459,000 |
| List PPSF: | \$396 |
| Valuated Price: | \$417,000 |
| 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

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| Number of units: | 432 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 15 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 13 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 0 |

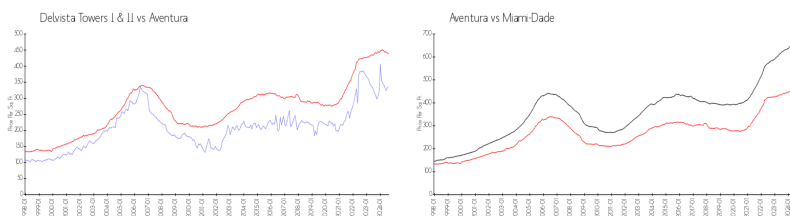
Building Association Information

Del Vista Towers Condominium
(305) 937-0188

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2112 | 1,094 sq ft | Jun 2024 | \$360,000 | \$329 |
| 1716 | 1,213 sq ft | Jun 2024 | \$430,000 | \$354 |
| 1229 | 1,235 sq ft | Apr 2024 | \$430,000 | \$348 |
| 2017 | 1,525 sq ft | Apr 2024 | \$540,000 | \$354 |
| 2228 | 1,233 sq ft | Apr 2024 | \$380,000 | \$308 |

Market Information



| | | | |
|-------------------------|---------------|-------------|---------------|
| Delvista Towers I & II: | \$337/sq. ft. | Aventura: | \$438/sq. ft. |
| Aventura: | \$438/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

| | |
|------------------------|----|
| Delvista Towers I & II | 3% |
| Aventura | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------|----------|
| Delvista Towers I & II | 132 days |
| Aventura | 99 days |
| Miami-Dade | 85 days |

