

# Unit 2501 - Coronado I

2501 - 20335 W Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11585272  
 Status: Active  
 Size: 1,038 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Additional Spaces Available  
 View:  
 List Price: \$250,000  
 List PPSF: \$241  
 Valuated Price: \$258,000  
 Valuated PPSF: \$249

*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: 250  
 Number of active listings for rent: 0  
 Number of active listings for sale: 15  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

## Building Association Information

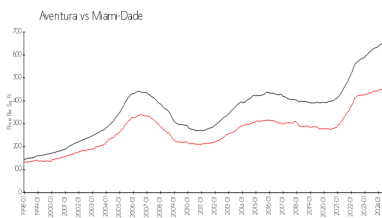
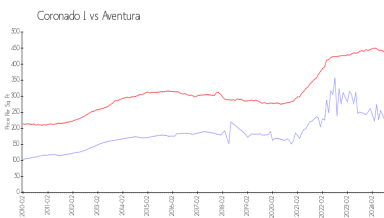
Coronado Condominium Association  
 Address: 20301 W Country Club Dr, Aventura, FL 33180,  
 Phone: +1 305-931-5900

[http://csimsi.ahn01.com/coronadofl/outside\\_home.asp](http://csimsi.ahn01.com/coronadofl/outside_home.asp)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2501	1,038 sq ft	Aug 2024	\$230,000	\$222
1902	1,138 sq ft	Aug 2024	\$295,000	\$259
2609	1,313 sq ft	Jun 2024	\$375,997	\$286
1509	1,313 sq ft	May 2024	\$290,000	\$221
2605	913 sq ft	Apr 2024	\$280,000	\$307

## Market Information



Coronado I: \$225/sq. ft.  
 Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.  
 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Coronado I: 6%  
 Aventura: 6%  
 Miami-Dade: 4%



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

Coronado I	60 days
Aventura	98 days
Miami-Dade	84 days