

# Unit 528 - Coronado II

528 - 20301 W Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11589486  
 Status: Active  
 Size: 1,157 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking  
 View:  
 List Price: \$379,000  
 List PPSF: \$328  
 Valuated Price: \$279,000  
 Valuated PPSF: \$241

*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: 238  
 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: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

## Building Association Information

Coronado Condominium Association  
 20301 W Country Club Dr  
 Aventura, FL 33180  
 Phone number (305) 931-5900

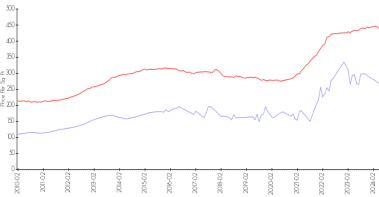
[http://csimsi.ahn01.com/coronadofl/outside\\_home.asp](http://csimsi.ahn01.com/coronadofl/outside_home.asp)

## Recent Sales

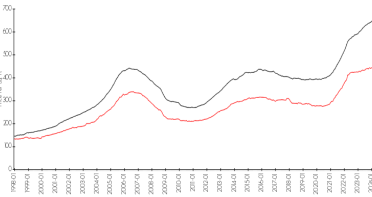
Unit #	Size	Closing Date	Sale Price	PPSF
2522	1,138 sq ft	Mar 2024	\$340,000	\$299
1622	1,138 sq ft	Feb 2024	\$315,000	\$277
1830	1,238 sq ft	Jan 2024	\$310,000	\$250
1527	913 sq ft	Nov 2023	\$305,000	\$334
1023	1,313 sq ft	Oct 2023	\$370,000	\$282

## Market Information

Coronado II vs Aventura



Aventura vs Miami-Dade



Coronado II: \$267/sq. ft.      Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Coronado II 6%  
 Aventura 4%



Miami-Dade

3%

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

Coronado II

106 days

Aventura

91 days

Miami-Dade

82 days