

# Unit 2561 NE 193rd St # 1103 - Aventura Village

2561 NE 193rd St # 1103 - 2505 NE 193 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11592677
Status:	Active
Size:	1,360 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Deeded Parking, Street Parking
View:	
List Price:	\$510,000
List PPSF:	\$375
Valuated Price:	\$469,000
Valuated PPSF:	\$366

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:	114
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	7%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

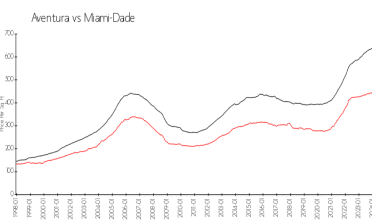
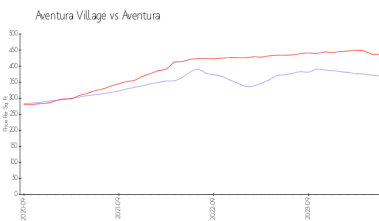
## Building Association Information

Aventura Village  
 Address: 19380 NE 26th Ave,  
 Miami, FL 33180  
 Phone: +1 954-865-8122

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3208	1,325 sq ft	Jun 2024	\$490,000	\$370
4110	1,275 sq ft	Oct 2023	\$495,000	\$388
2210	1,392 sq ft	Sep 2023	\$490,000	\$352

## Market Information



Aventura Village: \$369/sq. ft.  
 Aventura: \$438/sq. ft.

Aventura: \$438/sq. ft.  
 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Aventura Village	7%
Aventura	5%
Miami-Dade	3%



Built in 2020 - 114 units - 6 floors

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

Aventura Village	63 days
Aventura	94 days
Miami-Dade	83 days