

# Unit 16-B - Marina Tower

16-B - 19500 Turnberry Wy, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11610602  
 Status: Active  
 Size: 2,360 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,399,000  
 List PPSF: \$593  
 Valuated Price: \$1,092,000  
 Valuated PPSF: \$463

*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: 147  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

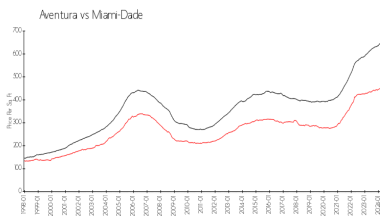
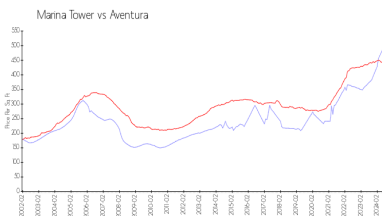
## Building Association Information

Marina Tower Condo Association  
 19500 Turnberry Way  
 Miami, FL 33180  
 Phone: (305) 935-3600

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
18A	2,360 sq ft	Jul 2024	\$1,211,000	\$513
11E	2,360 sq ft	Jun 2024	\$1,100,000	\$466
7D	2,360 sq ft	Mar 2024	\$900,000	\$381
3E	2,360 sq ft	Oct 2023	\$800,000	\$339

## Market Information



Marina Tower: \$506/sq. ft.  
 Aventura: \$437/sq. ft.

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 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Marina Tower 2%  
 Aventura 6%  
 Miami-Dade 4%



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

Marina Tower	85 days
Aventura	97 days
Miami-Dade	84 days