

Unit C206 - Mediterranean Village 2

C206 - 3500 ISLAND BLVD, Aventura, FL, Miami-Dade 33160

Unit Information

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|-----------------|--|
| MLS Number: | A11611367 |
| Status: | Active |
| Size: | 1,945 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Covered Parking,Deeded Parking |
| View: | |
| List Price: | \$1,099,000 |
| List PPSF: | \$565 |
| Valuated Price: | \$881,000 |
| Valuated PPSF: | \$453 |

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: | 67 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

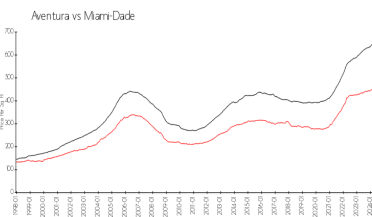
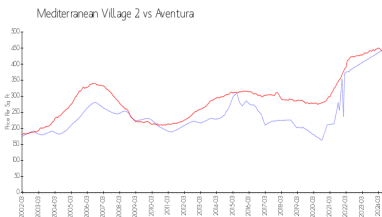
Building Association Information

Mediterranean Village
 Master Associates Inc,
 3700 Island Blvd
 Aventura, FL 33160
 (305) 937-7898
 (305) 937-7897
 (305) 936-5799
 (305) 932-0804
 3500 Island Blvd,
 Aventura, FL 33160
 (305) 932-0476

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| DPH04 | 4,235 sq ft | Jun 2024 | \$1,450,000 | \$342 |
| D-102 | 1,640 sq ft | Jan 2024 | \$675,000 | \$412 |

Market Information



| | | | |
|--------------------------|---------------|-------------|---------------|
| Mediterranean Village 2: | \$449/sq. ft. | Aventura: | \$437/sq. ft. |
| Aventura: | \$437/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale



| | |
|-------------------------|----|
| Mediterranean Village 2 | 9% |
| Aventura | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|---------|
| Mediterranean Village 2 | 87 days |
| Aventura | 98 days |
| Miami-Dade | 84 days |