

# Unit 9503 - Yacht Club at Aventura

9503 - 19501 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11616417
Status:	Active
Size:	1,180 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$537,000
List PPSF:	\$455
Valuated Price:	\$456,000
Valuated PPSF:	\$386

*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:	430
Number of active listings for rent:	41
Number of active listings for sale:	33
Building inventory for sale:	7%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

## Recent Sales

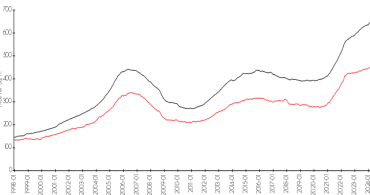
Unit #	Size	Closing Date	Sale Price	PPSF
1602	1,100 sq ft	Jul 2024	\$600,000	\$545
4/404	750 sq ft	Jul 2024	\$375,000	\$500
9102	1,100 sq ft	Jun 2024	\$480,000	\$436
4202	1,100 sq ft	Apr 2024	\$530,000	\$482
1508	1,320 sq ft	Apr 2024	\$785,000	\$595

## Market Information

Yacht Club at Aventura vs Aventura



Aventura vs Miami-Dade



Yacht Club at Aventura:	\$412/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Yacht Club at Aventura	8%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Yacht Club at Aventura	81 days
Aventura	101 days
Miami-Dade	85 days

