

# Unit 1823 - Coronado II

1823 - 20301 W Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11623870  
 Status: Active  
 Size: 1,313 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$489,000  
 List PPSF: \$372  
 Valuated Price: \$401,000  
 Valuated PPSF: \$305

*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: 20  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

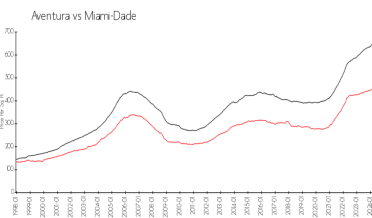
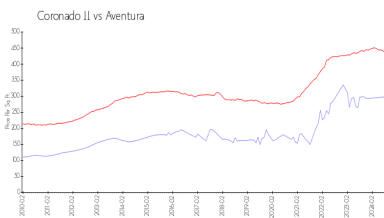
Coronado Condominium Association  
 20301 W Country Club Dr  
 Aventura, FL 33180  
 Phone number (305) 931-5900

[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  |
|--------|-------------|--------------|------------|-------|
| 1827   | 913 sq ft   | Sep 2024     | \$215,000  | \$235 |
| 2227   | 913 sq ft   | Aug 2024     | \$290,000  | \$318 |
| 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 |

## Market Information



Coronado II: \$298/sq. ft.      Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.      Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Coronado II: 8%  
 Aventura: 6%  
 Miami-Dade: 4%



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

|             |          |
|-------------|----------|
| Coronado II | 121 days |
| Aventura    | 101 days |
| Miami-Dade  | 85 days  |