

Unit 2725 - Delvista Towers I & II

2725 - 20225 NE 34 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11637226
 Status: Active
 Size: 5,372 Sq ft.
 Bedrooms: 5
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking, Valet Parking

View:

List Price: \$2,900,000
 List PPSF: \$540
 Valuated Price: \$2,138,000
 Valuated PPSF: \$398

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: 432
 Number of active listings for rent: 5
 Number of active listings for sale: 21
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

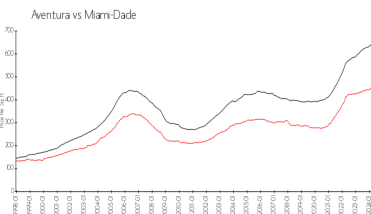
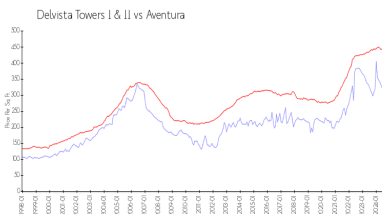
Building Association Information

Del Vista Towers Condominium
 (305) 937-0188

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2428	1,233 sq ft	Nov 2024	\$415,000	\$337
1714	1,011 sq ft	Oct 2024	\$319,000	\$316
2112	1,094 sq ft	Jun 2024	\$360,000	\$329
1716	1,213 sq ft	Jun 2024	\$430,000	\$354
1229	1,235 sq ft	Apr 2024	\$430,000	\$348
2017	1,525 sq ft	Apr 2024	\$540,000	\$354
2228	1,233 sq ft	Apr 2024	\$380,000	\$308

Market Information



Delvista Towers I & II: \$326/sq. ft.
 Aventura: \$434/sq. ft.
 Aventura: \$434/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Delvista Towers I & II: 5%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Delvista Towers I & II	123 days
Aventura	101 days
Miami-Dade	86 days