

# Unit 2305 - Yacht Club at Aventura

2305 - 19501 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

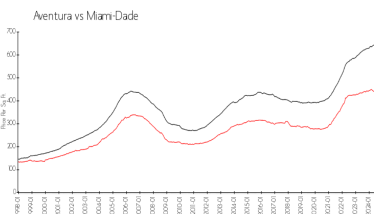
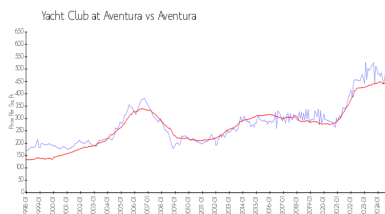
MLS Number: A11641456  
 Status: Active  
 Size: 1,180 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces, Additional Spaces Available, Guest Parking  
 View: Garden View  
 Rental Price: \$3,400  
 List PPSF: \$3  
 Valuated Price: \$441,000  
 Valuated PPSF: \$374

*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: 34  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 25  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 6

## Market Information



Yacht Club at Aventura:	\$427/sq. ft.	Aventura:	\$433/sq. ft.
Aventura:	\$433/sq. ft.	Miami-Dade:	\$693/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	72 days
Aventura	105 days
Miami-Dade	88 days

