

# Unit 3603 - Yacht Club at Aventura

3603 - 19501 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11666838  
 Status: Active  
 Size: 1,180 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Guest Parking

View:  
 List Price: \$530,000  
 List PPSF: \$449  
 Valuated Price: \$460,000  
 Valuated PPSF: \$390

*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.*



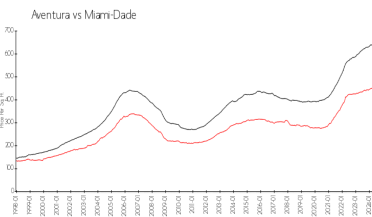
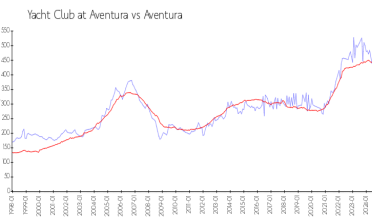
## Building Information

Number of units: 430  
 Number of active listings for rent: 41  
 Number of active listings for sale: 35  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1407	1,350 sq ft	Oct 2024	\$670,000	\$496
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:	\$411/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/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: 71 days  
 Aventura: 101 days  
 Miami-Dade: 86 days