

# Unit 2439 - Coronado III

2439 - 20379 W Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11672455  
 Status: Active  
 Size: 1,313 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$475,500  
 List PPSF: \$362  
 Valuated Price: \$412,000  
 Valuated PPSF: \$314

*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: 272  
 Number of active listings for rent: 0  
 Number of active listings for sale: 23  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 2

## Building Association Information

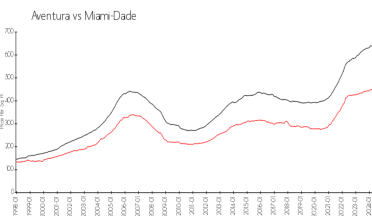
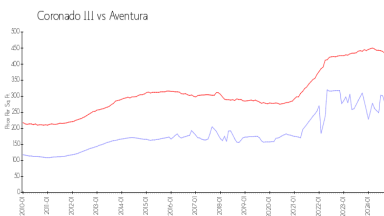
Coronado Condominium Association  
 20301 W Country Club Dr  
 Aventura, FL 33180  
 Phone number (305) 931-5900

[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
2531	913 sq ft	Aug 2024	\$315,000	\$345
1839	1,380 sq ft	Aug 2024	\$420,000	\$304
436	1,313 sq ft	Jul 2024	\$375,000	\$286
739	1,313 sq ft	Jul 2024	\$375,000	\$286
2437	913 sq ft	Jun 2024	\$270,000	\$296
940	1,157 sq ft	Jun 2024	\$266,000	\$230

## Market Information



Coronado III: \$277/sq. ft.      Aventura: \$434/sq. ft.  
 Aventura: \$434/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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



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

Coronado III	94 days
Aventura	101 days
Miami-Dade	86 days