

# Unit 1031 - Waterview (20505 & 20515)

1031 - 20505 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11674701
Status:	Active
Size:	1,038 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$550,000
List PPSF:	\$530
Valuated Price:	\$356,000
Valuated PPSF:	\$343

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.



Built in 1981 - 394 units - 23 floors

## Building Information

Number of units:	394
Number of active listings for rent:	0
Number of active listings for sale:	38
Building inventory for sale:	9%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	1

## Building Association Information

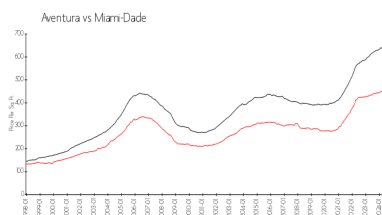
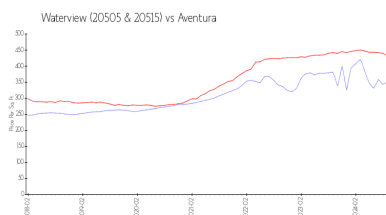
Waterview Condominium Association  
20505 E Country Club Dr  
Miami, FL 33180  
Phone: +1 305-935-4541

<https://www.waterviewofaventura.com/Page/27>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1434	1,011 sq ft	Nov 2024	\$340,000	\$336
1638	1,214 sq ft	Aug 2024	\$431,765	\$356
1837	1,449 sq ft	Jul 2024	\$550,000	\$380
2038	1,214 sq ft	Jun 2024	\$435,000	\$358
Ph-38	1,381 sq ft	May 2024	\$390,000	\$282
931	1,038 sq ft	May 2024	\$410,000	\$395
1849	1,139 sq ft	May 2024	\$510,000	\$448
1532	1,049 sq ft	May 2024	\$370,000	\$353
2138	1,214 sq ft	May 2024	\$358,000	\$295

## Market Information



Waterview (20505 & 20515): \$351/sq. ft.  
Aventura: \$434/sq. ft.

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Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Waterview (20505 & 20515)	10%
Aventura	6%
Miami-Dade	4%

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

Waterview (20505 & 20515)	85 days
Aventura	102 days
Miami-Dade	86 days