

# Unit 19380 NE 26th Ave # 301 - Aventura Village

19380 NE 26th Ave # 301 - 2505 NE 193 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11677303  
 Status: Active  
 Size: 980 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$386,000  
 List PPSF: \$394  
 Valuated Price: \$335,000  
 Valuated PPSF: \$342

*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: 114  
 Number of active listings for rent: 0  
 Number of active listings for sale: 14  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

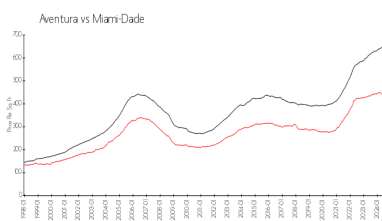
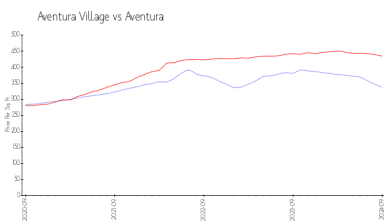
## Building Association Information

Aventura Village  
 Address: 19380 NE 26th Ave,  
 Miami, FL 33180  
 Phone: +1 954-865-8122

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 3208   | 1,325 sq ft | Jun 2024     | \$490,000  | \$370 |

## Market Information



|                   |               |             |               |
|-------------------|---------------|-------------|---------------|
| Aventura Village: | \$337/sq. ft. | Aventura:   | \$434/sq. ft. |
| Aventura:         | \$434/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

Aventura Village: 12%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Aventura Village: 83 days  
 Aventura: 101 days  
 Miami-Dade: 86 days

