

# Unit 6304 - Yacht Club at Aventura

6304 - 19501 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11685469  
 Status: Active  
 Size: 1,180 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View: Intracoastal View  
 Rental Price: \$3,500  
 List PPSF: \$3  
 Valuated Price: \$513,000  
 Valuated PPSF: \$435

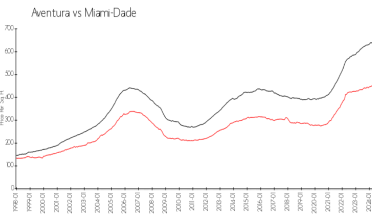
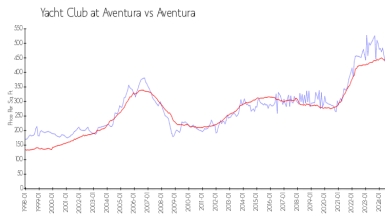
*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*



## 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

## 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