

# Unit 2326 - Coronado II

2326 - 20301 W Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11696098  
 Status: Active  
 Size: 1,313 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$499,000  
 List PPSF: \$380  
 Valuated Price: \$349,000  
 Valuated PPSF: \$266

*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: 238  
 Number of active listings for rent: 0  
 Number of active listings for sale: 20  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

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

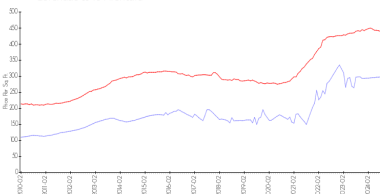
[http://csimsi.ahn01.com/coronadofl/outside\\_home.asp](http://csimsi.ahn01.com/coronadofl/outside_home.asp)

## Recent Sales

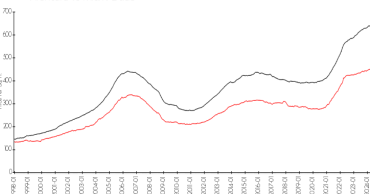
Unit #	Size	Closing Date	Sale Price	PPSF
1823	1,313 sq ft	Nov 2024	\$462,500	\$352
2527	913 sq ft	Oct 2024	\$299,999	\$329
1827	913 sq ft	Sep 2024	\$215,000	\$235
2227	913 sq ft	Aug 2024	\$290,000	\$318
2522	1,138 sq ft	Mar 2024	\$340,000	\$299

## Market Information

Coronado II vs Aventura



Aventura vs Miami-Dade



Coronado II: \$247/sq. ft.      Aventura: \$434/sq. ft.  
 Aventura: \$434/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Coronado II  
Aventura  
Miami-Dade

123 days  
101 days  
86 days