

# Unit 20401 NE 30th Ave # 410-8 - Villa Dorada

20401 NE 30th Ave # 410-8 - 20291-20441 NE 30 Ave, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | A11775238                         |
| Status:         | Active                            |
| Size:           | 1,380 Sq ft.                      |
| Bedrooms:       | 3                                 |
| Full Bathrooms: | 2                                 |
| Half Bathrooms: | 0                                 |
| Parking Spaces: | 1 Space,Assigned Parking,Detached |
| View:           |                                   |
| List Price:     | \$395,000                         |
| List PPSF:      | \$286                             |
| Valuated Price: | \$306,000                         |
| Valuated PPSF:  | \$222                             |

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:                         | 360 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 23  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

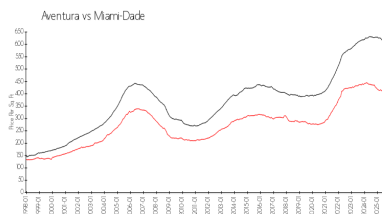
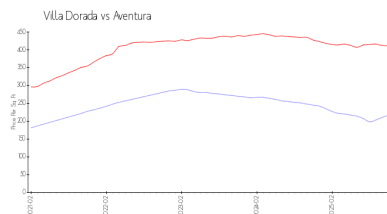
Villa Dorada Condos  
20350 Country Club,  
Aventura, FL 33180

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 120    | 1,330 sq ft | Dec 2025     | \$320,000  | \$241 |
| 202-9  | 1,380 sq ft | Oct 2025     | \$248,000  | \$180 |
| 101-3  | 1,330 sq ft | Aug 2025     | \$270,000  | \$203 |
| PH16   | 1,170 sq ft | Aug 2025     | \$224,900  | \$192 |
| 110-4  | 1,330 sq ft | Jul 2025     | \$260,000  | \$195 |

## Market Information



|               |               |             |               |
|---------------|---------------|-------------|---------------|
| Villa Dorada: | \$217/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:     | \$411/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|              |    |
|--------------|----|
| Villa Dorada | 6% |
| Aventura     | 6% |
| Miami-Dade   | 4% |

## Avg. Time to Close Over Last 12 Months



Villa Dorada  
Aventura  
Miami-Dade

89 days  
98 days  
77 days