

# Unit 6108 - Yacht Club at Aventura

6108 - 19501 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                                           |
|-----------------|-------------------------------------------|
| MLS Number:     | A11830017                                 |
| Status:         | Active                                    |
| Size:           | 1,100 Sq ft.                              |
| Bedrooms:       | 2                                         |
| Full Bathrooms: | 2                                         |
| Half Bathrooms: | 0                                         |
| Parking Spaces: | Detached,Guest Parking,Open Space Parking |
| View:           |                                           |
| List Price:     | \$512,000                                 |
| List PPSF:      | \$465                                     |
| Valuated Price: | \$471,000                                 |
| Valuated PPSF:  | \$428                                     |

*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.*

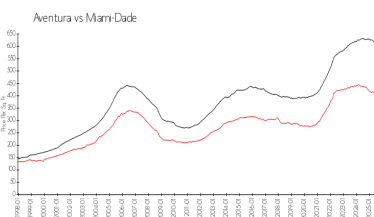
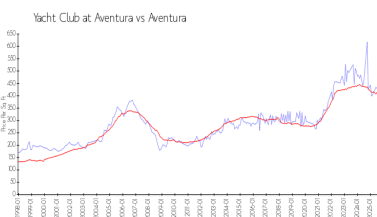
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 430 |
| Number of active listings for rent:      | 41  |
| Number of active listings for sale:      | 41  |
| Building inventory for sale:             | 9%  |
| Number of sales over the last 12 months: | 26  |
| Number of sales over the last 6 months:  | 17  |
| Number of sales over the last 3 months:  | 9   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 8308   | 1,100 sq ft | Dec 2025     | \$400,000  | \$364 |
| 6602   | 1,320 sq ft | Dec 2025     | \$530,000  | \$402 |
| 5104   | 750 sq ft   | Nov 2025     | \$349,000  | \$465 |
| 5405   | 730 sq ft   | Oct 2025     | \$340,000  | \$466 |
| 7101   | 1,180 sq ft | Sep 2025     | \$355,000  | \$301 |
| 3105   | 730 sq ft   | Sep 2025     | \$335,000  | \$459 |
| 8507   | 1,180 sq ft | Sep 2025     | \$435,000  | \$369 |

## Market Information



|                         |               |             |               |
|-------------------------|---------------|-------------|---------------|
| Yacht Club at Aventura: | \$412/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:               | \$411/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|                        |     |
|------------------------|-----|
| Yacht Club at Aventura | 10% |
| Aventura               | 6%  |
| Miami-Dade             | 4%  |

## Avg. Time to Close Over Last 12 Months

|                        |          |
|------------------------|----------|
| Yacht Club at Aventura | 127 days |
| Aventura               | 98 days  |
| Miami-Dade             | 77 days  |

