

# Unit C206 - Mediterranean Village 2

C206 - 3500 ISLAND BLVD, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11848608  
Status: Active  
Size: 1,945 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Deeded Parking  
  
View:  
List Price: \$1,200,000  
List PPSF: \$617  
Valuated Price: \$743,000  
Valuated PPSF: \$382

*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: 67  
Number of active listings for rent: 0  
Number of active listings for sale: 5  
Building inventory for sale: 7%  
Number of sales over the last 12 months: 1  
Number of sales over the last 6 months: 0  
Number of sales over the last 3 months: 0

## Building Association Information

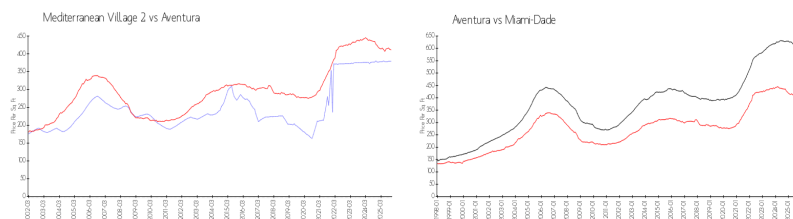
Mediterranean Village  
Master Associates Inc,  
3700 Island Blvd  
Aventura, FL 33160  
(305) 937-7898  
(305) 937-7897  
(305) 936-5799  
(305) 932-0804  
3500 Island Blvd,  
Aventura, FL 33160  
(305) 932-0476

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| C-204  | 2,595 sq ft | May 2025     | \$1,200,000 | \$462 |

## Market Information



|                          |               |             |               |
|--------------------------|---------------|-------------|---------------|
| Mediterranean Village 2: | \$379/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:                | \$411/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale



|                         |    |
|-------------------------|----|
| Mediterranean Village 2 | 7% |
| Aventura                | 6% |
| Miami-Dade              | 4% |

### **Avg. Time to Close Over Last 12 Months**

|                         |         |
|-------------------------|---------|
| Mediterranean Village 2 | 85 days |
| Aventura                | 98 days |
| Miami-Dade              | 77 days |