

Unit 413 - Delvista Towers I & II

413 - 20225 NE 34 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11850795
Status: Active
Size: 1,158 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
List Price: \$349,000
List PPSF: \$301
Valuated Price: \$279,000
Valuated PPSF: \$241

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: 432
Number of active listings for rent: 5
Number of active listings for sale: 19
Building inventory for sale: 4%
Number of sales over the last 12 months: 15
Number of sales over the last 6 months: 6
Number of sales over the last 3 months: 1

Building Association Information

Del Vista Towers Condominium
(305) 937-0188

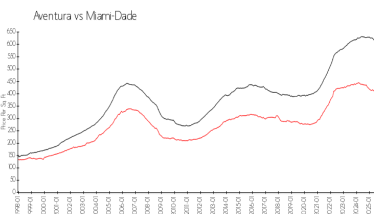
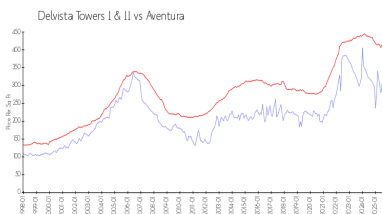
<https://>



Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1711	1,183 sq ft	Nov 2025	\$290,000	\$245
725	1,223 sq ft	Sep 2025	\$240,000	\$196
2517	1,521 sq ft	Aug 2025	\$438,258	\$288
929	1,235 sq ft	Aug 2025	\$392,000	\$317
325	1,223 sq ft	Aug 2025	\$317,500	\$260

Market Information



Delvista Towers I & II:	\$259/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Delvista Towers I & II: 4%
Aventura: 6%
Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Delvista Towers I & II	113 days
Aventura	98 days
Miami-Dade	77 days