

Unit 8305 - Yacht Club at Aventura

8305 - 19501 E Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11863896
Status:	Active
Size:	1,180 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$490,000
List PPSF:	\$415
Valuated Price:	\$448,000
Valuated PPSF:	\$380

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.

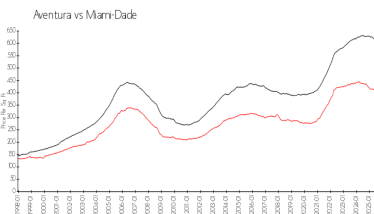
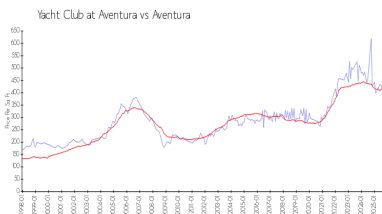
Building Information

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

