

Unit 7303 - Yacht Club at Aventura

7303 - 19501 E Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11883173
 Status: Active
 Size: 1,180 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking
 View:
 List Price: \$419,000
 List PPSF: \$355
 Valuated Price: \$471,000
 Valuated PPSF: \$399

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.



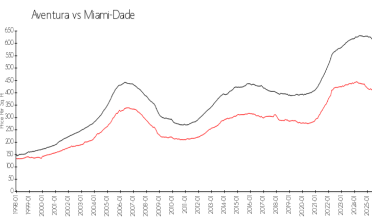
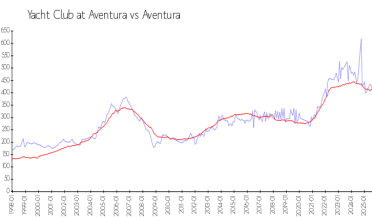
Building Information

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