

Unit 2326 - Delvista Towers I & II

2326 - 20225 NE 34 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11883929
Status:	Active
Size:	1,140 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$405,000
List PPSF:	\$355
Valuated Price:	\$318,000
Valuated PPSF:	\$279

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

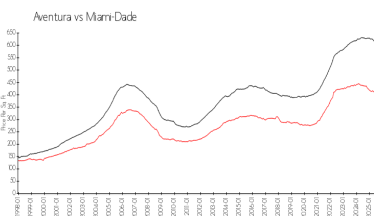
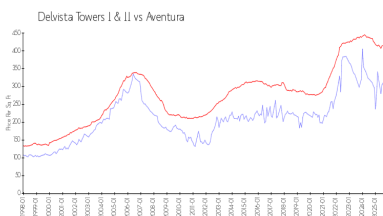
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Recent Sales

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