

# Unit 2039 - Coronado III

2039 - 20379 W Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | A11899236                             |
| Status:         | Active                                |
| Size:           | 1,313 Sq ft.                          |
| Bedrooms:       | 2                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: | 0                                     |
| Parking Spaces: | 1 Space,Covered Parking,Guest Parking |
| View:           |                                       |
| List Price:     | \$349,000                             |
| List PPSF:      | \$266                                 |
| Valuated Price: | \$341,000                             |
| Valuated PPSF:  | \$260                                 |

*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:                         | 272 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 29  |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

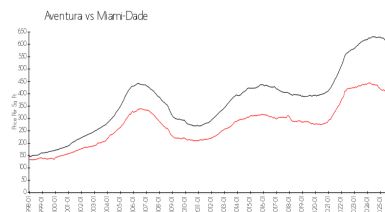
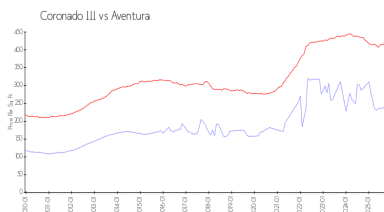
Coronado Condominium Association  
20301 W Country Club Dr  
Aventura, FL 33180  
Phone number (305) 931-5900

[https://csimsi.ahn01.com/coronadofl/outside\\_home.asp](https://csimsi.ahn01.com/coronadofl/outside_home.asp)

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 731    | 913 sq ft   | Dec 2025     | \$218,000  | \$239 |
| 1639   | 1,313 sq ft | Nov 2025     | \$290,000  | \$221 |
| TH17   | 2,500 sq ft | Nov 2025     | \$540,000  | \$216 |
| 2135   | 913 sq ft   | Jul 2025     | \$200,000  | \$219 |
| 2336   | 1,313 sq ft | Jul 2025     | \$195,000  | \$149 |

## Market Information



|               |               |             |               |
|---------------|---------------|-------------|---------------|
| Coronado III: | \$239/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:     | \$411/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|              |     |
|--------------|-----|
| Coronado III | 11% |
| Aventura     | 6%  |
| Miami-Dade   | 4%  |

## Avg. Time to Close Over Last 12 Months



|              |          |
|--------------|----------|
| Coronado III | 110 days |
| Aventura     | 98 days  |
| Miami-Dade   | 77 days  |