

Unit 1832 - Parc at Turnberry Isle

1832 - 19400 Turnberry Wy, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: F10418745
 Status: Active
 Size: 1,545 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View: Intracoastal View,Ocean View,Pool Area View
 List Price: \$749,900
 List PPSF: \$485
 Valuated Price: \$768,000
 Valuated PPSF: \$497

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.

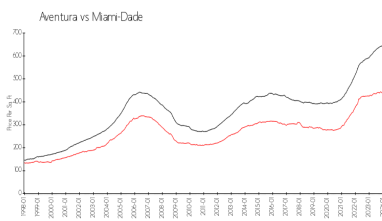
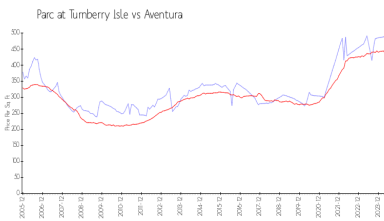
Building Information

Number of units: 111
 Number of active listings for rent: 4
 Number of active listings for sale: 5
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1221 | 1,425 sq ft | Nov 2023 | \$660,000 | \$463 |
| 522 | 1,425 sq ft | Sep 2023 | \$615,000 | \$432 |
| 1531 | 1,544 sq ft | Sep 2023 | \$640,000 | \$415 |
| 1612 | 1,825 sq ft | Aug 2023 | \$755,000 | \$414 |
| 331 | 1,544 sq ft | May 2023 | \$640,000 | \$415 |
| 1012 | 1,825 sq ft | May 2023 | \$835,000 | \$458 |
| 2022 | 1,425 sq ft | May 2023 | \$650,000 | \$456 |

Market Information



| | | | |
|-------------------------|---------------|-------------|---------------|
| Parc at Turnberry Isle: | \$489/sq. ft. | Aventura: | \$438/sq. ft. |
| Aventura: | \$438/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

Parc at Turnberry Isle: 5%
 Aventura: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Parc at Turnberry Isle: 108 days
 Aventura: 87 days



