

# Unit 436 - Coronado III

436 - 20379 W Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: F10424521  
 Status: Active  
 Size: 1,313 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking  
 View: Golf View  
 List Price: \$400,000  
 List PPSF: \$305  
 Valuated Price: \$313,000  
 Valuated PPSF: \$238

*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: 18  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Building Association Information

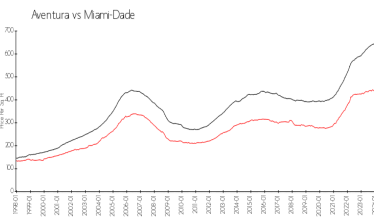
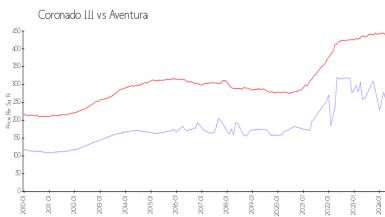
Coronado Condominium Association  
 20301 W Country Club Dr  
 Aventura, FL 33180  
 Phone number (305) 931-5900

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2439	1,313 sq ft	Apr 2024	\$280,000	\$213
1835	913 sq ft	Apr 2024	\$239,000	\$262
2632	1,157 sq ft	Apr 2024	\$280,000	\$242
939	1,313 sq ft	Mar 2024	\$355,500	\$271
2040	1,157 sq ft	Jan 2024	\$295,000	\$255
840	1,157 sq ft	Jan 2024	\$250,000	\$216

## Market Information



Coronado III: \$256/sq. ft.      Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Coronado III 7%



Aventura	4%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Coronado III	72 days
Aventura	87 days
Miami-Dade	81 days