

Unit 745 - Waterview (20505 & 20515)

745 - 20505 E Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	F10467465
Status:	Active
Size:	1,146 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Intracoastal View,Ocean View
List Price:	\$469,000
List PPSF:	\$409
Valuated Price:	\$406,000
Valuated PPSF:	\$354

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.



Built in 1981 - 394 units - 23 floors

Building Information

Number of units:	394
Number of active listings for rent:	0
Number of active listings for sale:	42
Building inventory for sale:	10%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Building Association Information

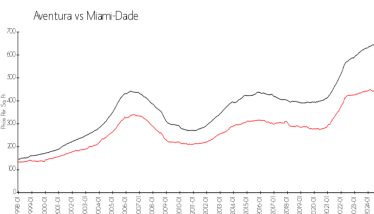
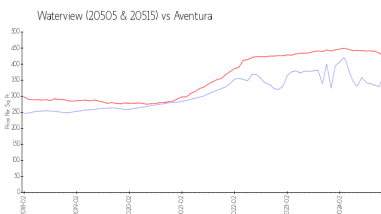
Waterview Condominium Association
 20505 E Country Club Dr
 Miami, FL 33180
 Phone: +1 305-935-4541

<https://www.waterviewofaventura.com/Page/27>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH 43	1,143 sq ft	Jan 2025	\$490,000	\$429
1133	1,138 sq ft	Jan 2025	\$350,000	\$308
2035	1,158 sq ft	Dec 2024	\$470,000	\$406
1434	1,011 sq ft	Nov 2024	\$340,000	\$336
1638	1,214 sq ft	Aug 2024	\$431,765	\$356

Market Information



Waterview (20505 & 20515):	\$374/sq. ft.	Aventura:	\$426/sq. ft.
Aventura:	\$426/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Waterview (20505 & 20515)	11%
Aventura	7%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Waterview (20505 & 20515)	83 days
Aventura	107 days
Miami-Dade	90 days