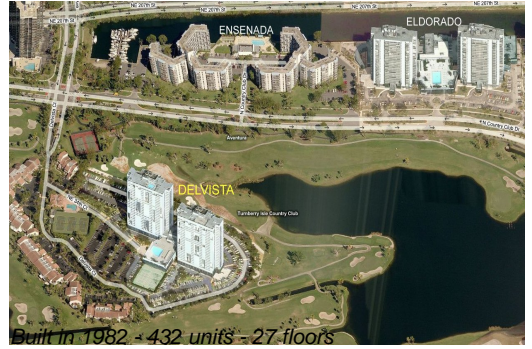


# Unit 2211 - Delvista Towers I & II

2211 - 20225 NE 34 Ct, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	RX-10988595
Status:	Active
Size:	1,176 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	
List Price:	\$399,000
List PPSF:	\$339
Valuated Price:	\$452,000
Valuated PPSF:	\$384



*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:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

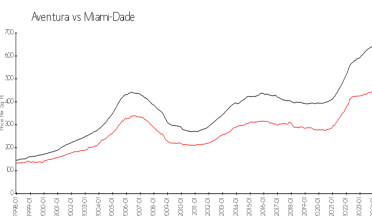
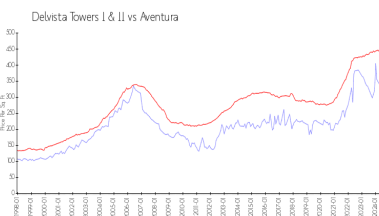
## Building Association Information

Del Vista Towers Condominium  
(305) 937-0188

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1716	1,213 sq ft	Jun 2024	\$430,000	\$354
1229	1,235 sq ft	Apr 2024	\$430,000	\$348
2017	1,525 sq ft	Apr 2024	\$540,000	\$354
2228	1,233 sq ft	Apr 2024	\$380,000	\$308
2216	1,213 sq ft	Mar 2024	\$379,900	\$313
2416	1,213 sq ft	Mar 2024	\$395,000	\$326
815	1,223 sq ft	Mar 2024	\$396,000	\$324
2226	1,213 sq ft	Mar 2024	\$350,000	\$289

## Market Information



Delvista Towers I & II:	\$346/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Delvista Towers I & II	2%
Aventura	4%
Miami-Dade	3%

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

Delvista Towers I & II	112 days
Aventura	91 days
Miami-Dade	82 days