

Unit 2531 - Coronado III

2531 - 20379 W Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11295783
 Status: Active
 Size: 913 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking
 View:
 List Price: \$350,000
 List PPSF: \$383
 Valuated Price: \$268,000
 Valuated PPSF: \$294

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: 16
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 6

Building Association Information

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

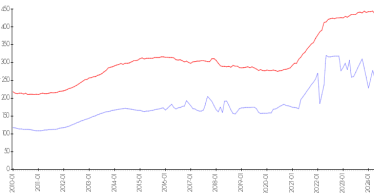
http://csimsi.ahn01.com/coronadofl/outside_home.asp

Recent Sales

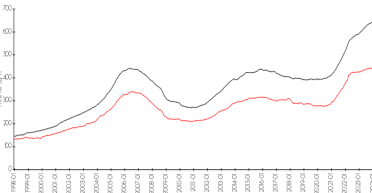
Unit #	Size	Closing Date	Sale Price	PPSF
1938	1,157 sq ft	May 2024	\$298,000	\$258
PH31	913 sq ft	May 2024	\$298,000	\$326
2439	1,313 sq ft	Apr 2024	\$280,000	\$213
1835	913 sq ft	Apr 2024	\$239,000	\$262
2632	1,157 sq ft	Apr 2024	\$280,000	\$242

Market Information

Coronado III vs Aventura



Aventura vs Miami-Dade



Coronado III:	\$256/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Coronado III 6%
 Aventura 5%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Coronado III

118 days

Aventura

89 days

Miami-Dade

81 days