

# Unit 2602 - Coronado I

2602 - 20335 W Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11553029  
 Status: Cancelled  
 Size: 1,138 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$449,000  
 List PPSF: \$395  
 Valuated Price: \$349,000  
 Valuated PPSF: \$307

*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: 250  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

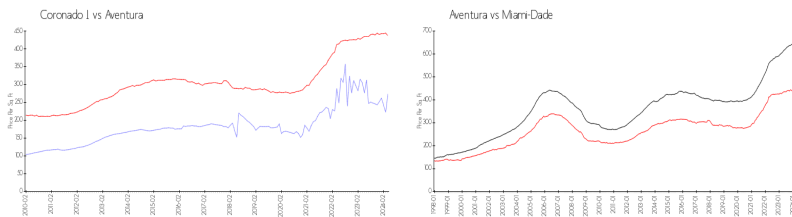
Coronado Condominium Association  
 Address: 20301 W Country Club Dr, Aventura, FL 33180,  
 Phone: +1 305-931-5900

[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
2605	913 sq ft	Apr 2024	\$280,000	\$307
2310	1,238 sq ft	Mar 2024	\$299,000	\$242
1204	1,138 sq ft	Jan 2024	\$290,000	\$255
1901	1,038 sq ft	Nov 2023	\$360,000	\$347
2405	913 sq ft	Nov 2023	\$259,000	\$284
1203	1,313 sq ft	Nov 2023	\$290,000	\$221

## Market Information



Coronado I: \$274/sq. ft.      Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Coronado I: 5%  
 Aventura: 5%



Miami-Dade

3%

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

Coronado I

106 days

Aventura

89 days

Miami-Dade

81 days