

# Unit 23J - Turnberry Towers

23J - 19355 Turnberry Ave, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11563429  
 Status: Active  
 Size: 2,371 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Electric Vehicle Charging Station  
 View:  
 List Price: \$949,000  
 List PPSF: \$400  
 Valuated Price: \$907,000  
 Valuated PPSF: \$383

*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: 290  
 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: 17  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

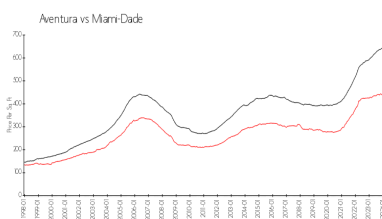
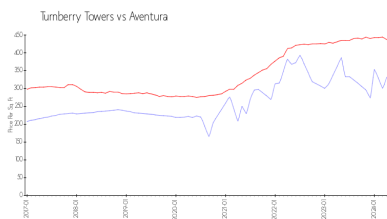
## Building Association Information

Turnberry Towers  
 Address: 19355 Turnberry Way,  
 Miami, FL 33180  
 Phone: +1 305-935-3000

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
22E	1,990 sq ft	May 2024	\$580,000	\$291
TH-8	3,665 sq ft	Apr 2024	\$1,150,000	\$314
9C	1,077 sq ft	Mar 2024	\$285,000	\$265
27B	1,512 sq ft	Mar 2024	\$510,000	\$337
16-J	2,371 sq ft	Jan 2024	\$790,000	\$333
16A	1,512 sq ft	Jan 2024	\$495,000	\$327

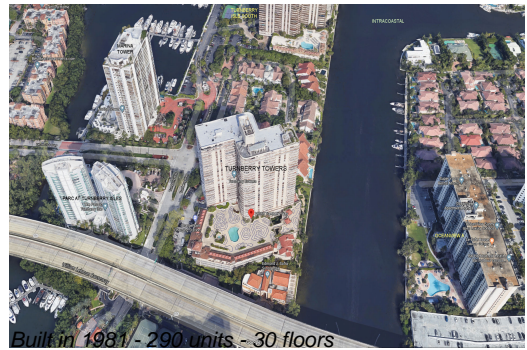
## Market Information



Turnberry Towers: \$333/sq. ft.  
 Aventura: \$437/sq. ft.  
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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Turnberry Towers 6%  
 Aventura 5%  
 Miami-Dade 3%



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

Turnberry Towers	140 days
Aventura	89 days
Miami-Dade	81 days