

Unit 1602 - Yacht Club at Aventura

1602 - 19501 E Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11573912
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Additional Spaces Available,Other Parking
View:	
List Price:	\$640,000
List PPSF:	\$582
Valuated Price:	\$606,000
Valuated PPSF:	\$551

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.

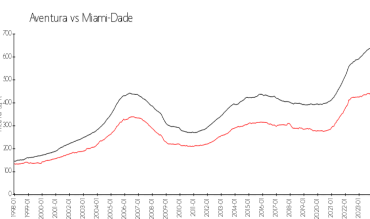
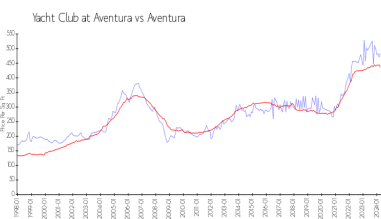
Building Information

Number of units:	430
Number of active listings for rent:	41
Number of active listings for sale:	23
Building inventory for sale:	5%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	8

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4202	1,100 sq ft	Apr 2024	\$530,000	\$482
1508	1,320 sq ft	Apr 2024	\$785,000	\$595
9402	1,100 sq ft	Mar 2024	\$530,000	\$482
8307	1,180 sq ft	Feb 2024	\$460,000	\$390
6608	1,100 sq ft	Feb 2024	\$650,000	\$591

Market Information



Yacht Club at Aventura:	\$484/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Yacht Club at Aventura	5%
Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Yacht Club at Aventura	72 days
Aventura	89 days
Miami-Dade	81 days

