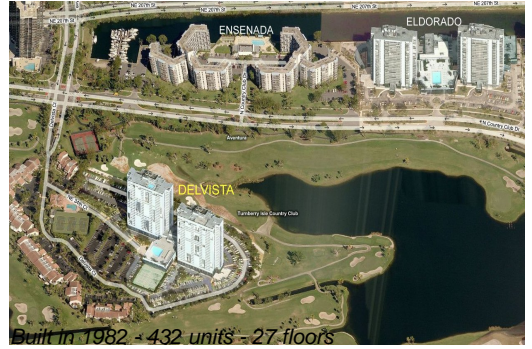


Unit 1716 - Delvista Towers I & II

1716 - 20225 NE 34 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11575495
 Status: Pending
 Size: 1,213 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Guest Parking, Valet Parking
 View:
 List Price: \$485,000
 List PPSF: \$400
 Valuated Price: \$420,000
 Valuated PPSF: \$346



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: 20
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 7

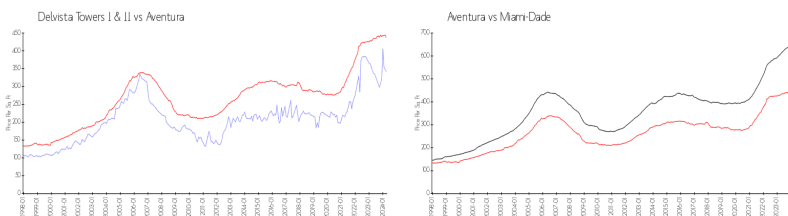
Building Association Information

Del Vista Towers Condominium
 (305) 937-0188

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$342/sq. ft.
 Aventura: \$437/sq. ft.
 Aventura: \$437/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Delvista Towers I & II: 2%
 Aventura: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Delvista Towers I & II	109 days
Aventura	89 days
Miami-Dade	81 days