

# Unit 403 - Alaqua at Aventura

403 - 3001 NE 185 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11546889
Status:	Pending
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	
View:	Canal, Water View
Rental Price:	\$3,280
List PPSF:	\$3
Valuated Price:	\$512,000
Valuated PPSF:	\$443

*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.*

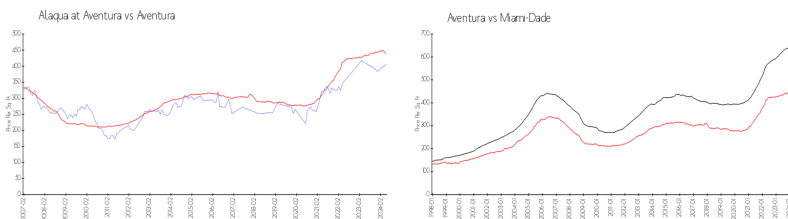
## Building Information

Number of units:	193
Number of active listings for rent:	10
Number of active listings for sale:	13
Building inventory for sale:	6%
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

Alaqua Condominium & Property Management  
305-792-4921

## Market Information



Alaqua at Aventura:	\$405/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Alaqua at Aventura	7%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Alaqua at Aventura	42 days
Aventura	89 days
Miami-Dade	81 days

