

# Unit 409 - Echo Aventura

409 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11553087
Status:	Active
Size:	3,184 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	
View:	Bay, Canal
Rental Price:	\$15,500
List PPSF:	\$5
Valuated Price:	\$2,316,000
Valuated PPSF:	\$703

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.

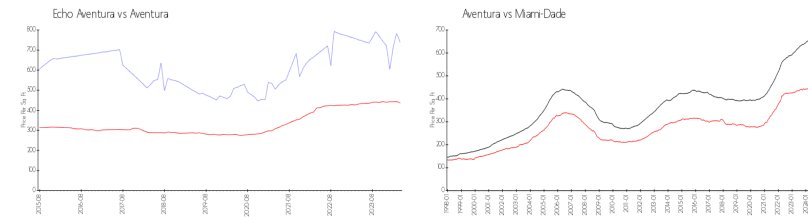
## Building Information

Number of units:	190
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	7%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

## Building Association Information

Echo Aventura  
 Address: #305, 3250 NE 188th St, Aventura, FL 33180  
 Phone: 786-383-1553

## Market Information



Echo Aventura:	\$739/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Echo Aventura	8%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Echo Aventura	210 days
Aventura	89 days
Miami-Dade	81 days

