

# Unit 315 - Echo Aventura

315 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11133762
Status:	Active
Size:	2,962 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$2,583,000
List PPSF:	\$872
Valuated Price:	\$2,097,000
Valuated PPSF:	\$736

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:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

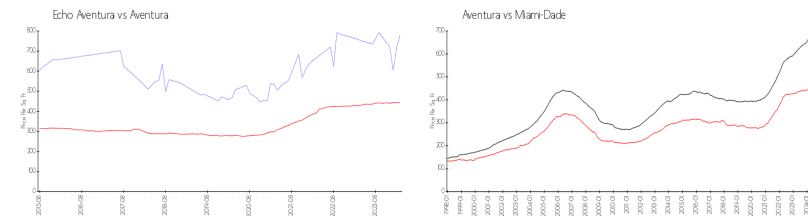
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	2,103 sq ft	Apr 2024	\$1,350,000	\$642
616	2,942 sq ft	Mar 2024	\$2,335,000	\$794
206	2,398 sq ft	Feb 2024	\$1,680,000	\$701
907	2,441 sq ft	Jan 2024	\$1,550,000	\$635
307	2,441 sq ft	Dec 2023	\$1,500,000	\$615
917	3,126 sq ft	Dec 2023	\$2,700,000	\$864

## Market Information



Echo Aventura:	\$781/sq. ft.	Aventura:	\$444/sq. ft.
Aventura:	\$444/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Echo Aventura	8%
Aventura	4%
Miami-Dade	3%



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

Echo Aventura	214 days
Aventura	87 days
Miami-Dade	81 days