

# Unit 2204 - Aria on the Bay

2204 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11216057
Status:	Active
Size:	745 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$550,000
List PPSF:	\$738
Valuated Price:	\$479,000
Valuated PPSF:	\$632

*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:	648
Number of active listings for rent:	0
Number of active listings for sale:	26
Building inventory for sale:	4%
Number of sales over the last 12 months:	35
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	5

## Building Association Information

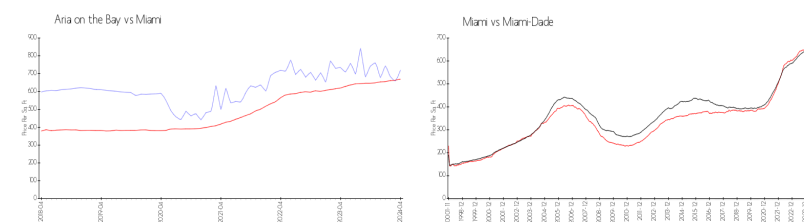
Aria on the Bay  
Condominium Association, INC  
Address: 488 NE 18th St,  
Miami, FL 33132  
Phone: +1 786-753-5611

<https://ariaonthebay.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3010	1,592 sq ft	Apr 2024	\$1,130,000	\$710
2900	1,171 sq ft	Apr 2024	\$755,000	\$645
2402	766 sq ft	Apr 2024	\$500,000	\$653
4703	759 sq ft	Mar 2024	\$565,000	\$744
4805	1,228 sq ft	Feb 2024	\$955,000	\$778

## Market Information



Aria on the Bay: \$719/sq. ft.  
Miami: \$669/sq. ft.

Miami: \$669/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Aria on the Bay 4%



Miami	4%
Miami-Dade	3%

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

Aria on the Bay	117 days
Miami	84 days
Miami-Dade	81 days