

Unit 607 - Echo Aventura

607 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11303799
 Status: Pending
 Size: 2,441 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:
 List Price: \$1,680,000
 List PPSF: \$688
 Valuated Price: \$1,941,000
 Valuated PPSF: \$758

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: 14
 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

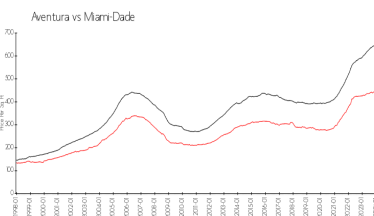
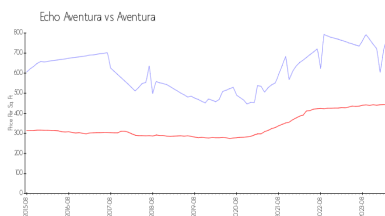
Building Association Information

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 7%
 Aventura 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

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