

Unit 2611 - Aria on the Bay

2611 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11354399
 Status: Pending
 Size: 1,161 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$850,000
 List PPSF: \$732
 Valuated Price: \$764,000
 Valuated PPSF: \$658

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: 30
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 35
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 5

Building Association Information

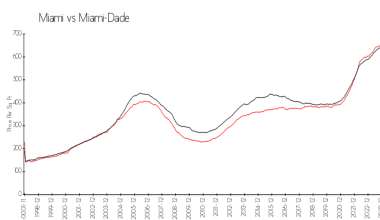
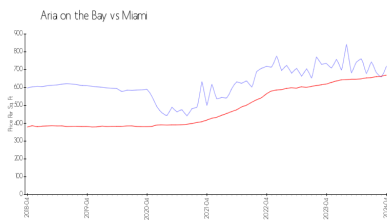
Aria on the Bay
 Condominium Association, INC
 Address: 488 NE 18th St,
 Miami, FL 33132
 Phone: +1 786-753-5611

<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 5%



Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

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