

Unit 4404 - Aria on the Bay

4404 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11401011
 Status: Active
 Size: 745 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$589,999
 List PPSF: \$792
 Valuated Price: \$548,000
 Valuated PPSF: \$723

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

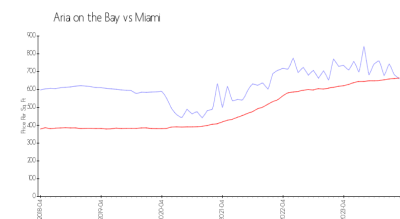
Aria on the Bay
 Condominium Association, INC
 Address: 488 NE 18th St,
 Miami, FL 33132
 Phone: +1 786-753-5611

<https://ariaonthebay.com>

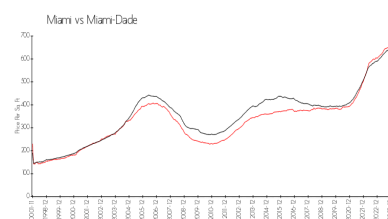
Recent Sales

| 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: \$660/sq. ft.
 Miami: \$665/sq. ft.



Miami: \$665/sq. ft.
 Miami-Dade: \$703/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 |