

# Unit 611 - Echo Aventura

611 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11406888
Status:	Active
Size:	2,599 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$2,140,000
List PPSF:	\$823
Valuated Price:	\$1,950,000
Valuated PPSF:	\$717

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:	10
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

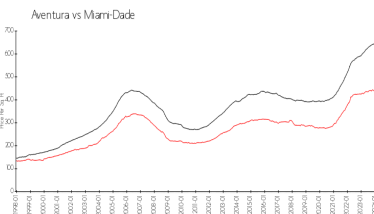
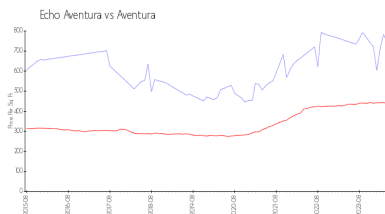
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
UPH16	2,942 sq ft	Apr 2024	\$3,050,000	\$1,037
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

## Market Information

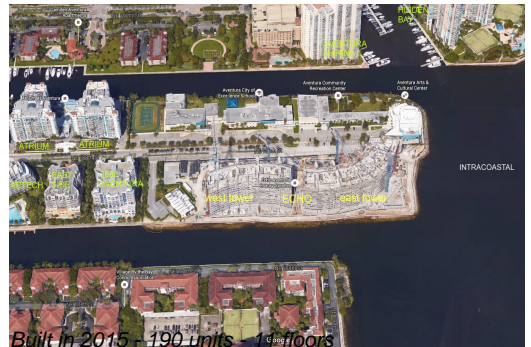


Echo Aventura: \$739/sq. ft.  
 Aventura: \$438/sq. ft.

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

## Inventory for Sale

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



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

Echo Aventura	210 days
Aventura	87 days
Miami-Dade	81 days