

Unit 610 - Echo Aventura

610 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11410980
 Status: Active
 Size: 2,624 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Deeded Parking
 View:
 List Price: \$2,400,000
 List PPSF: \$915
 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

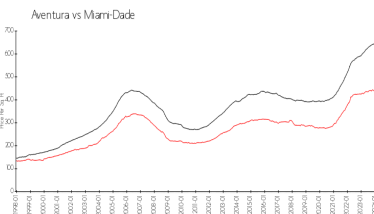
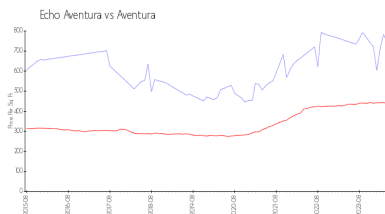
Building Association Information

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.

Aventura: \$438/sq. ft.
 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