

# Unit 2803 - Aria on the Bay

2803 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11414568
Status:	Pending
Size:	759 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$515,000
List PPSF:	\$679
Valuated Price:	\$509,000
Valuated PPSF:	\$671

*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

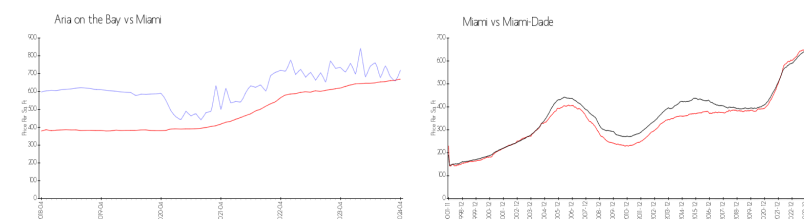
Aria on the Bay  
Condominium Association, INC  
Address: 488 NE 18th St,  
Miami, FL 33132  
Phone: +1 786-753-5611

<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: \$719/sq. ft.  
Miami: \$669/sq. ft.

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Miami-Dade: \$698/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