

# Unit 2111 - Aria on the Bay

2111 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11486202             |
| Status:         | Active                |
| Size:           | 1,161 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 3                     |
| Half Bathrooms: |                       |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$1,190,000           |
| List PPSF:      | \$1,025               |
| Valuated Price: | \$727,000             |
| Valuated PPSF:  | \$626                 |

*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

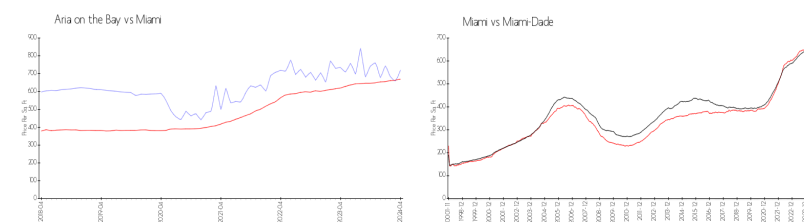
Aria on the Bay  
Condominium Association, INC  
Address: 488 NE 18th St,  
Miami, FL 33132  
Phone: +1 786-753-5611

<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.

Miami: \$669/sq. ft.  
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  |