

# Unit 3512 - Aria on the Bay

3512 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11489323  
 Status: Active  
 Size: 2,018 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$2,125,000  
 List PPSF: \$1,053  
 Valuated Price: \$1,600,000  
 Valuated PPSF: \$793

*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

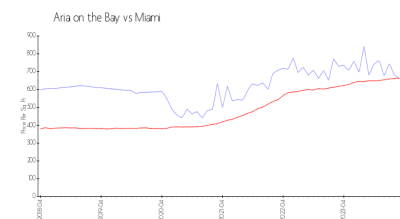
Aria on the Bay  
 Condominium Association, INC  
 Address: 488 NE 18th St,  
 Miami, FL 33132  
 Phone: +1 786-753-5611

<https://ariaonthebay.com>

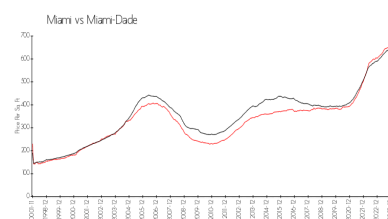
## Recent Sales

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