

# Unit 802N - Privé (North&South Towers)

802N - 5000 Island Estates Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11495597
Status:	Active
Size:	2,750 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$4,000,000
List PPSF:	\$1,455
Valuated Price:	\$3,650,000
Valuated PPSF:	\$1,327

*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:	160
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	10%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

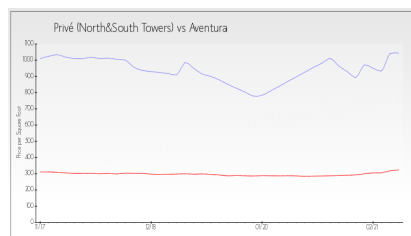
## Building Association Information

Privé® Island  
Address: 5000 Island Estates Dr, Aventura, FL 33160  
Phone: +1 305-440-4397

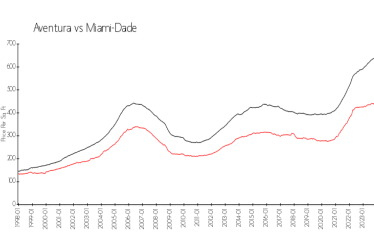
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501S	3,671 sq ft	Apr 2024	\$4,380,000	\$1,193
502	2,628 sq ft	Mar 2024	\$3,418,018	\$1,301
507	2,626 sq ft	Mar 2024	\$3,320,000	\$1,264
1207	2,918 sq ft	Jan 2024	\$2,950,000	\$1,011
806	2,750 sq ft	Jan 2024	\$3,700,000	\$1,345

## Market Information



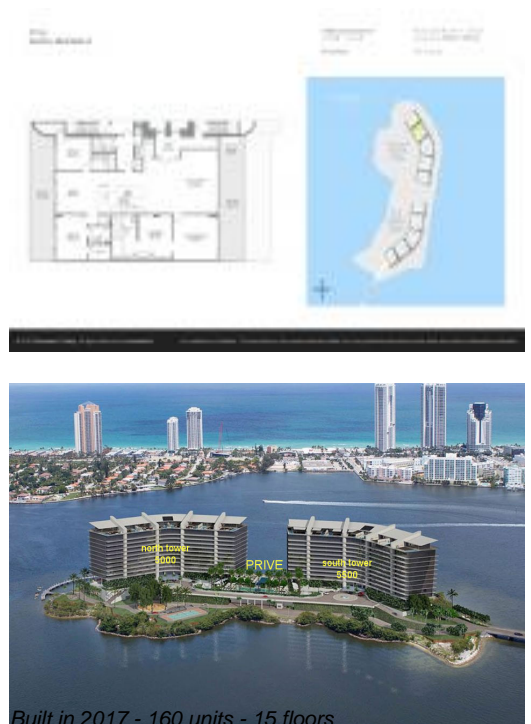
Privé (North&South Towers): \$1376/sq. ft.  
Aventura: \$437/sq. ft.



Aventura: \$437/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Privé (North&South Towers)	10%
Aventura	5%
Miami-Dade	3%



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

Privé (North&South Towers)	140 days
Aventura	89 days
Miami-Dade	81 days