

# Unit 322 - Alaqua at Aventura

322 - 3001 NE 185 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11525180  
 Status: Active  
 Size: 836 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$389,000  
 List PPSF: \$465  
 Valuated Price: \$318,000  
 Valuated PPSF: \$380

*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: 193  
 Number of active listings for rent: 10  
 Number of active listings for sale: 10  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

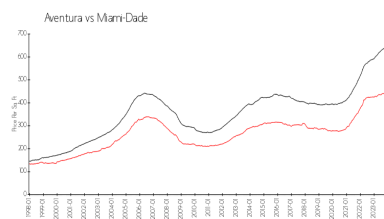
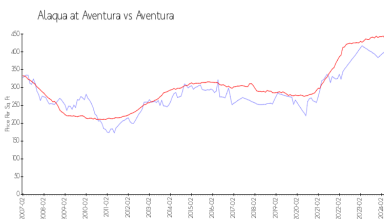
## Building Association Information

Alaqua Condominium & Property Management  
 305-792-4921

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
516	1,355 sq ft	Apr 2024	\$525,000	\$387
131	1,171 sq ft	Dec 2023	\$450,000	\$384
323	1,368 sq ft	Dec 2023	\$520,000	\$380
219	1,167 sq ft	Oct 2023	\$460,000	\$394
619	1,167 sq ft	Oct 2023	\$525,000	\$450
510	1,708 sq ft	Oct 2023	\$575,000	\$337

## Market Information



Alaqua at Aventura: \$401/sq. ft.  
 Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Alaqua at Aventura 5%  
 Aventura 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Alaqua at Aventura  
Aventura  
Miami-Dade

41 days  
87 days  
81 days