

# Unit 304 - Aventura Marina 1

304 - 3340 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11527250
Status:	Active
Size:	1,750 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$725,000
List PPSF:	\$414
Valuated Price:	\$685,000
Valuated PPSF:	\$391

*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:	126
Number of active listings for rent:	6
Number of active listings for sale:	6
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

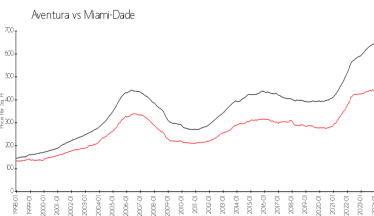
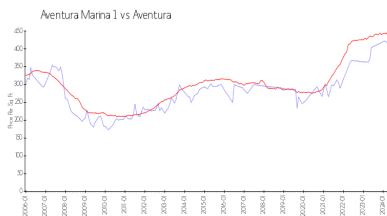
## Building Association Information

Aventura Marina One Condominium Association Inc  
305-705-1499

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	1,650 sq ft	Feb 2024	\$650,000	\$394
805	1,650 sq ft	Feb 2024	\$737,000	\$447
702	1,400 sq ft	Jun 2023	\$570,000	\$407
208	1,600 sq ft	Jun 2023	\$570,000	\$356
1202	2,497 sq ft	Jun 2023	\$1,070,000	\$429

## Market Information

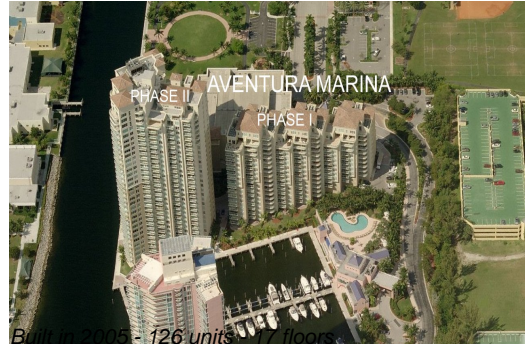


Aventura Marina 1:	\$415/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Aventura Marina 1	5%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Aventura Marina 1  
Aventura  
Miami-Dade

115 days  
87 days  
81 days