

Unit 1508S - Privé (North&South Towers)

1508S - 5000 Island Estates Dr, Aventura, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11529480 |
| Status: | Active |
| Size: | 5,762 Sq ft. |
| Bedrooms: | 7 |
| Full Bathrooms: | 8 |
| Half Bathrooms: | 2 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$10,900,000 |
| List PPSF: | \$1,892 |
| Valuated Price: | \$9,116,000 |
| Valuated PPSF: | \$1,565 |

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

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|--|-----|
| Number of units: | 160 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 15 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 3 |

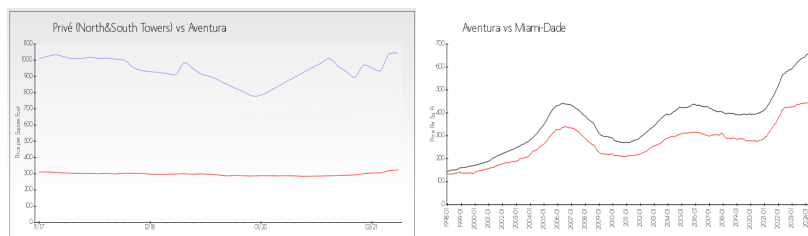
Building Association Information

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: | \$438/sq. ft. |
| Aventura: | \$438/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|----------------------------|----|
| Privé (North&South Towers) | 9% |
| Aventura | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------------------|----------|
| Privé (North&South Towers) | 140 days |
| Aventura | 87 days |
| Miami-Dade | 81 days |