

# Unit 207 - Echo Aventura

207 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | A11530968                       |
| Status:         | Active                          |
| Size:           | 2,441 Sq ft.                    |
| Bedrooms:       | 3                               |
| Full Bathrooms: | 4                               |
| Half Bathrooms: | 1                               |
| Parking Spaces: | 2 Or More Spaces, Valet Parking |
| View:           |                                 |
| List Price:     | \$1,800,000                     |
| List PPSF:      | \$737                           |
| Valuated Price: | \$1,764,000                     |
| Valuated PPSF:  | \$689                           |

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:                         | 190 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 15  |
| Building inventory for sale:             | 7%  |
| 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:  | 4   |

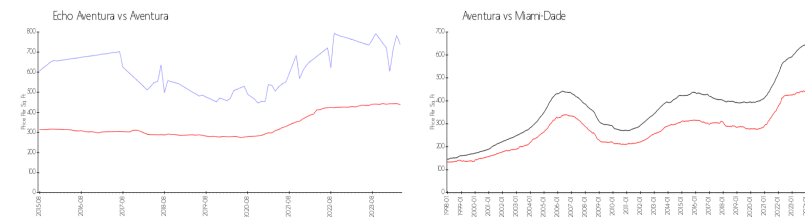
## Building Association Information

Echo Aventura  
 Address: #305, 3250 NE 188th St, Aventura, FL 33180  
 Phone: 786-383-1553

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| UPH16  | 2,942 sq ft | Apr 2024     | \$3,050,000 | \$1,037 |
| 401    | 2,103 sq ft | Apr 2024     | \$1,350,000 | \$642   |
| 616    | 2,942 sq ft | Mar 2024     | \$2,335,000 | \$794   |
| 206    | 2,398 sq ft | Feb 2024     | \$1,680,000 | \$701   |
| 907    | 2,441 sq ft | Jan 2024     | \$1,550,000 | \$635   |

## Market Information



|                |               |             |               |
|----------------|---------------|-------------|---------------|
| Echo Aventura: | \$739/sq. ft. | Aventura:   | \$438/sq. ft. |
| Aventura:      | \$438/sq. ft. | Miami-Dade: | \$698/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Echo Aventura | 8% |
| Aventura      | 4% |
| Miami-Dade    | 3% |

## Avg. Time to Close Over Last 12 Months



Echo Aventura  
Aventura  
Miami-Dade

210 days  
87 days  
81 days