

Unit 18350 NE 30th PI - Aventura Bay TH

18350 NE 30th PI - 18345-18480 NE 30 PI, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11531588
 Status: Active
 Size: 1,840 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking
 View:
 List Price: \$815,000
 List PPSF: \$443
 Valuated Price: \$774,000
 Valuated PPSF: \$421

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: 65
 Number of active listings for rent: 0
 Number of active listings for sale: 1
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

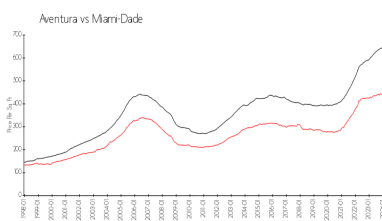
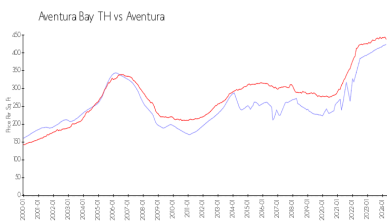
Building Association Information

AVENTURA BAY TOWNHOMES
 CONDOMINIUM ASSOCIATION, INC.
 UNITED COMMUNITY MANAGEMENT CORP
 11784 W SAMPLE RD
 CORAL SPRINGS FL 33065
 PHONE 954-752-8119
 FAX 954-752-3352

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
18475	1,840 sq ft	Mar 2024	\$710,000	\$386
18355	1,840 sq ft	Jan 2024	\$780,000	\$424
18390	1,910 sq ft	Dec 2023	\$750,000	\$393

Market Information



Aventura Bay TH:	\$424/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Aventura Bay TH 2%
 Aventura 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Aventura Bay TH	72 days
Aventura	87 days
Miami-Dade	81 days