

# Unit 1-503 - Atrium

1-503 - 3131 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11544668  
 Status: Active  
 Size: 1,590 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking  
 View:  
 List Price: \$799,000  
 List PPSF: \$503  
 Valuated Price: \$665,000  
 Valuated PPSF: \$418

*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: 192  
 Number of active listings for rent: 11  
 Number of active listings for sale: 13  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

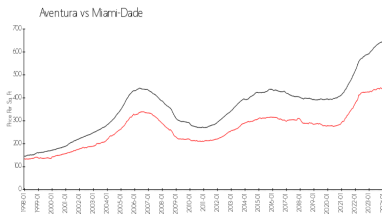
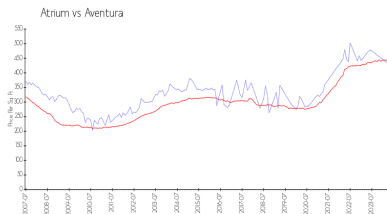
## Building Association Information

Atrium at Aventura Condominium  
 Association Inc  
 305-918-0097

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2-607	1,798 sq ft	Apr 2024	\$855,000	\$476
2-1005	1,432 sq ft	Mar 2024	\$635,000	\$443
1-1110	1,241 sq ft	Jan 2024	\$640,000	\$516
1-1212	1,800 sq ft	Dec 2023	\$950,000	\$528
2-310	2,232 sq ft	Dec 2023	\$935,000	\$419

## Market Information

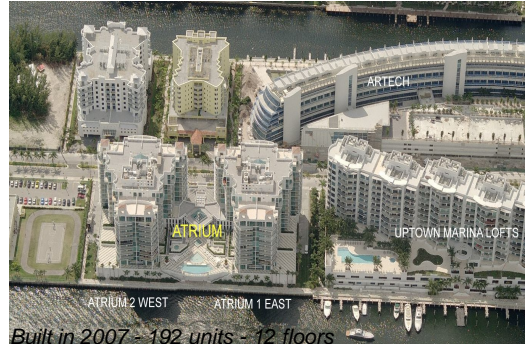


Atrium: \$433/sq. ft.  
 Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Atrium 7%  
 Aventura 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Atrium  
Aventura  
Miami-Dade

74 days  
87 days  
81 days