

# Unit 616 - Alaqua at Aventura

616 - 3001 NE 185 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11545173
Status:	Active
Size:	1,355 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$589,000
List PPSF:	\$435
Valuated Price:	\$530,000
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:	193
Number of active listings for rent:	10
Number of active listings for sale:	13
Building inventory for sale:	6%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

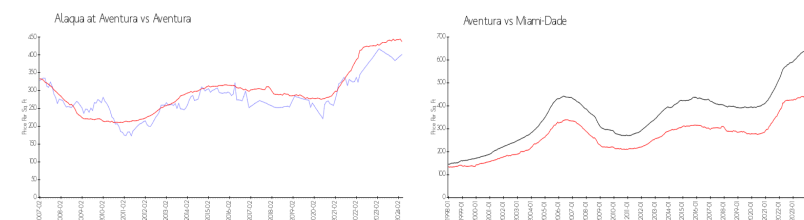
## Building Association Information

Alaqua Condominium & Property Management  
305-792-4921

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
228	1,066 sq ft	May 2024	\$405,000	\$380
516	1,355 sq ft	Apr 2024	\$525,000	\$387
131	1,171 sq ft	Dec 2023	\$450,000	\$384
323	1,368 sq ft	Dec 2023	\$520,000	\$380
219	1,167 sq ft	Oct 2023	\$460,000	\$394
619	1,167 sq ft	Oct 2023	\$525,000	\$450
510	1,708 sq ft	Oct 2023	\$575,000	\$337

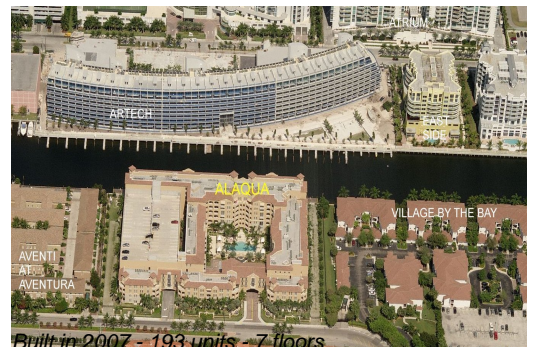
## Market Information



Alaqua at Aventura:	\$401/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Alaqua at Aventura	7%
Aventura	5%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Alaqua at Aventura	42 days
Aventura	89 days
Miami-Dade	81 days