

Unit 1811 - Aria on the Bay

1811 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11546395
Status:	Active
Size:	1,161 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$950,000
List PPSF:	\$818
Valuated Price:	\$705,000
Valuated PPSF:	\$607

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:	648
Number of active listings for rent:	0
Number of active listings for sale:	26
Building inventory for sale:	4%
Number of sales over the last 12 months:	35
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	5

Building Association Information

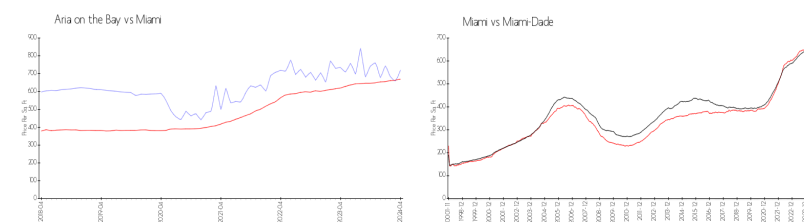
Aria on the Bay
Condominium Association, INC
Address: 488 NE 18th St,
Miami, FL 33132
Phone: +1 786-753-5611

<https://ariaonthebay.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3010	1,592 sq ft	Apr 2024	\$1,130,000	\$710
2900	1,171 sq ft	Apr 2024	\$755,000	\$645
2402	766 sq ft	Apr 2024	\$500,000	\$653
4703	759 sq ft	Mar 2024	\$565,000	\$744
4805	1,228 sq ft	Feb 2024	\$955,000	\$778

Market Information



Aria on the Bay: \$719/sq. ft.
Miami: \$669/sq. ft.

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Miami-Dade: \$698/sq. ft.

Inventory for Sale

Aria on the Bay 4%



Built in 2018 - 648 units - 52 floors

Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Aria on the Bay	117 days
Miami	84 days
Miami-Dade	81 days