

# Unit 1001 - Aria on the Bay

1001 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11552558
Status:	Active
Size:	1,031 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$784,000
List PPSF:	\$760
Valuated Price:	\$615,000
Valuated PPSF:	\$597

*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:	23
Building inventory for sale:	3%
Number of sales over the last 12 months:	39
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	9

## Building Association Information

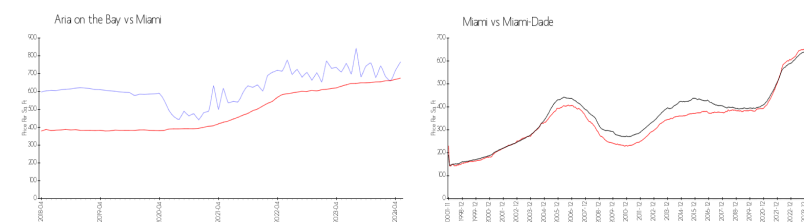
Aria on the Bay  
Condominium Association, INC  
Address: 488 NE 18th St,  
Miami, FL 33132  
Phone: +1 786-753-5611

<https://ariaonthebay.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1703	759 sq ft	May 2024	\$540,000	\$711
4908	1,390 sq ft	May 2024	\$1,049,000	\$755
2803	759 sq ft	May 2024	\$495,000	\$652
4115	2,018 sq ft	May 2024	\$2,250,000	\$1,115
4810	1,580 sq ft	May 2024	\$1,350,000	\$854

## Market Information



Aria on the Bay: \$765/sq. ft.  
Miami: \$675/sq. ft.

Miami: \$675/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Aria on the Bay 4%



Miami	4%
Miami-Dade	3%

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

Aria on the Bay	112 days
Miami	83 days
Miami-Dade	81 days