

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:	\$578,000
Valuated PPSF:	\$561

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:	25
Building inventory for sale:	3%
Number of sales over the last 12 months:	36
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	7

Building Association Information

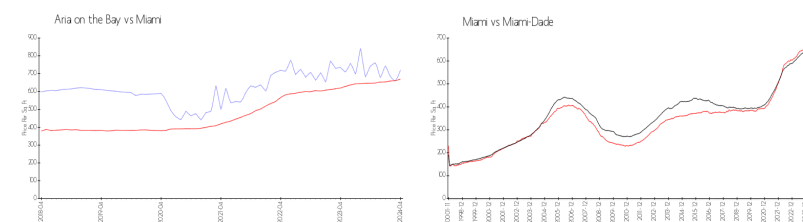
Aria on the Bay
Condominium Association, INC
Address: 488 NE 18th St,
Miami, FL 33132
Phone: +1 786-753-5611

<https://ariaonthebay.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4115	2,018 sq ft	May 2024	\$2,250,000	\$1,115
4810	1,580 sq ft	May 2024	\$1,350,000	\$854
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

Market Information



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

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Miami-Dade: \$694/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	113 days
Miami	84 days
Miami-Dade	81 days