

# Unit 606 - 3030 Aventura

606 - 3030 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | A11553209                         |
| Status:         | Active                            |
| Size:           | 1,343 Sq ft.                      |
| Bedrooms:       | 2                                 |
| Full Bathrooms: | 2                                 |
| Half Bathrooms: |                                   |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View:           |                                   |
| List Price:     | \$780,000                         |
| List PPSF:      | \$581                             |
| Valuated Price: | \$741,000                         |
| Valuated PPSF:  | \$552                             |

*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.*

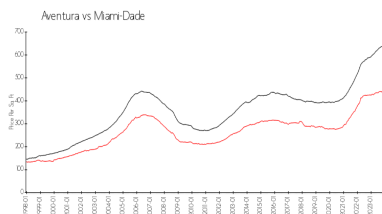
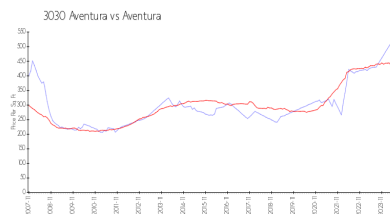
## Building Information

|  |    |
|--|----|
| Number of units:                         | 45 |
| Number of active listings for rent:      | 4  |
| Number of active listings for sale:      | 1  |
| Building inventory for sale:             | 2% |
| Number of sales over the last 12 months: | 3  |
| Number of sales over the last 6 months:  | 0  |
| Number of sales over the last 3 months:  | 0  |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 308    | 3,377 sq ft | Aug 2023     | \$1,440,000 | \$426 |
| 503    | 1,453 sq ft | Aug 2023     | \$610,000   | \$420 |
| 602    | 1,833 sq ft | Jun 2023     | \$735,000   | \$401 |

## Market Information



3030 Aventura: \$512/sq. ft.  
Aventura: \$437/sq. ft.

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

## Inventory for Sale

|               |    |
|---------------|----|
| 3030 Aventura | 2% |
| Aventura      | 5% |
| Miami-Dade    | 3% |

## Avg. Time to Close Over Last 12 Months

|               |         |
|---------------|---------|
| 3030 Aventura | 45 days |
| Aventura      | 89 days |
| Miami-Dade    | 81 days |

