

Unit 1904 - Aria on the Bay

1904 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11562895
Status:	Active
Size:	745 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$550,000
List PPSF:	\$738
Valuated Price:	\$495,000
Valuated PPSF:	\$653

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:	24
Building inventory for sale:	3%
Number of sales over the last 12 months:	40
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	10

Building Association Information

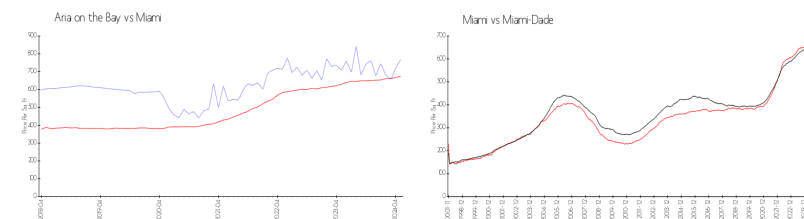
Aria on the Bay
Condominium Association, INC
Address: 488 NE 18th St,
Miami, FL 33132
Phone: +1 786-753-5611

<https://ariaonthebay.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4704	745 sq ft	Jun 2024	\$560,000	\$752
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: \$673/sq. ft.

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Miami-Dade: \$705/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	111 days
Miami	83 days
Miami-Dade	81 days