

# Unit UPH11 - Aventura Marina 2

UPH11 - 3330 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11565019
Status:	Active
Size:	3,001 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,499,999
List PPSF:	\$833
Valuated Price:	\$1,700,000
Valuated PPSF:	\$566

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:	252
Number of active listings for rent:	11
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Building Association Information

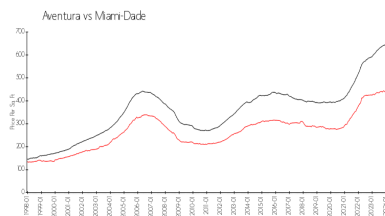
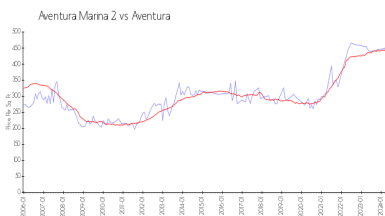
Aventura Marina 2 Condominium Association Inc  
305-932-3749

<http://www.aventuramarina2.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
912	2,020 sq ft	Apr 2024	\$902,500	\$447
2012	2,020 sq ft	Nov 2023	\$795,400	\$394
1312	2,020 sq ft	Nov 2023	\$890,000	\$441
1716	1,846 sq ft	Nov 2023	\$755,000	\$409
314	2,228 sq ft	Oct 2023	\$870,000	\$390
2115	1,849 sq ft	Oct 2023	\$870,000	\$471

## Market Information



Aventura Marina 2: \$450/sq. ft.  
Aventura: \$438/sq. ft.

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

## Inventory for Sale

Aventura Marina 2	4%
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Miami-Dade	3%



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

Aventura Marina 2	88 days
Aventura	87 days
Miami-Dade	81 days