

# Unit 705 - Aventura Marina 1

705 - 3340 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11567613  
 Status: Active  
 Size: 1,650 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$785,000  
 List PPSF: \$476  
 Valuated Price: \$672,000  
 Valuated PPSF: \$407

*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: 126  
 Number of active listings for rent: 6  
 Number of active listings for sale: 6  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

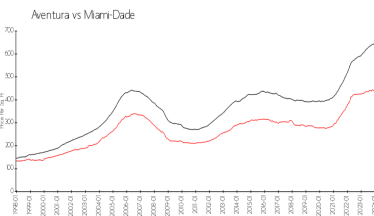
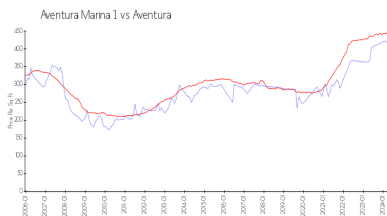
## Building Association Information

Aventura Marina One Condominium Association Inc  
 305-705-1499

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	1,650 sq ft	Feb 2024	\$650,000	\$394
805	1,650 sq ft	Feb 2024	\$737,000	\$447
702	1,400 sq ft	Jun 2023	\$570,000	\$407
208	1,600 sq ft	Jun 2023	\$570,000	\$356
1202	2,497 sq ft	Jun 2023	\$1,070,000	\$429

## Market Information

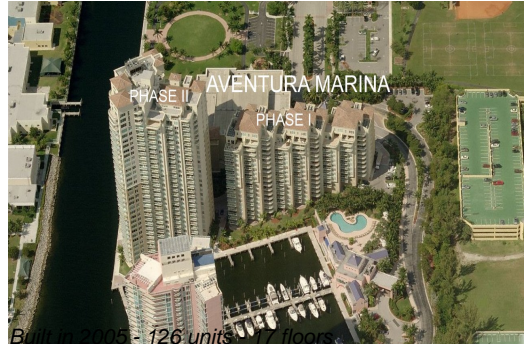


Aventura Marina 1: \$415/sq. ft.      Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Aventura Marina 1: 5%  
 Aventura: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Aventura Marina 1  
Aventura  
Miami-Dade

115 days  
87 days  
81 days