

# Unit 311 - Alaqua at Aventura

311 - 3001 NE 185 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11568003  
 Status: Active  
 Size: 1,314 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Spaces, Assigned Parking, Covered Parking  
 View: Intracoastal View, Water View  
 Rental Price: \$4,350  
 List PPSF: \$3  
 Valuated Price: \$570,000  
 Valuated PPSF: \$434

*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.*

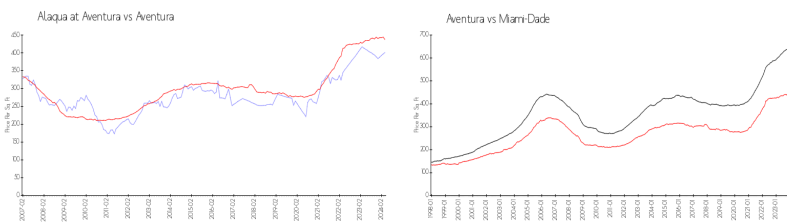
## Building Information

Number of units: 193  
 Number of active listings for rent: 10  
 Number of active listings for sale: 13  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

Alaqua Condominium & Property Management  
 305-792-4921

## Market Information



Alaqua at Aventura: \$401/sq. ft.  
 Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Alaqua at Aventura: 7%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Alaqua at Aventura: 42 days  
 Aventura: 89 days  
 Miami-Dade: 81 days

