

# Unit 1218 - Aventura Marina 2

1218 - 3330 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11572842
Status:	Active
Size:	1,720 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$758,000
List PPSF:	\$441
Valuated Price:	\$693,000
Valuated PPSF:	\$403

*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:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

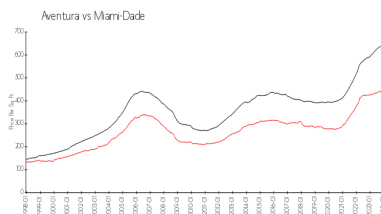
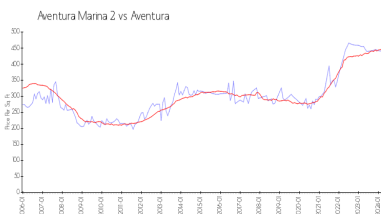
Aventura Marina 2 Condominium Association Inc  
305-932-3749

<http://www.aventuramarina2.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2515	1,849 sq ft	Jun 2024	\$840,000	\$454
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

## Market Information



Aventura Marina 2: \$437/sq. ft.  
Aventura: \$437/sq. ft.

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Miami-Dade: \$705/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	125 days
Aventura	92 days
Miami-Dade	82 days