

# Unit 506N - Privé (North&South Towers)

506N - 5000 Island Estates Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11574799        |
| Status:         | Active           |
| Size:           | 2,626 Sq ft.     |
| Bedrooms:       | 3                |
| Full Bathrooms: | 4                |
| Half Bathrooms: | 1                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$3,600,000      |
| List PPSF:      | \$1,371          |
| Valuated Price: | \$2,802,000      |
| Valuated PPSF:  | \$1,067          |

*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:                         | 160 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 19  |
| Building inventory for sale:             | 11% |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 0   |
| Number of sales over the last 3 months:  | 0   |

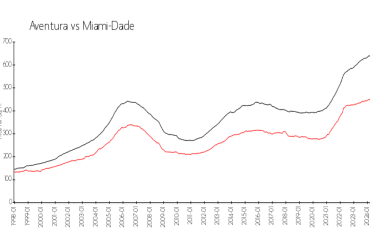
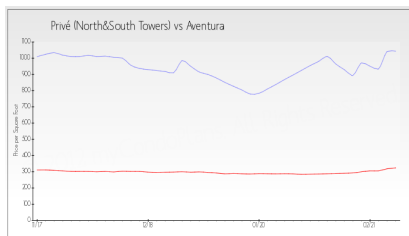
## Building Association Information

Privé@ Island  
Address: 5000 Island Estates Dr, Aventura, FL 33160  
Phone: +1 305-440-4397

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 501S   | 3,671 sq ft | Apr 2024     | \$4,380,000 | \$1,193 |
| 502    | 2,628 sq ft | Mar 2024     | \$3,418,018 | \$1,301 |
| 507    | 2,626 sq ft | Mar 2024     | \$3,320,000 | \$1,264 |
| 1207   | 2,918 sq ft | Jan 2024     | \$2,950,000 | \$1,011 |
| 806    | 2,750 sq ft | Jan 2024     | \$3,700,000 | \$1,345 |

## Market Information



|                             |                |             |               |
|-----------------------------|----------------|-------------|---------------|
| Privé (North&South Towers): | \$1140/sq. ft. | Aventura:   | \$434/sq. ft. |
| Aventura:                   | \$434/sq. ft.  | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

|                            |     |
|----------------------------|-----|
| Privé (North&South Towers) | 12% |
| Aventura                   | 6%  |
| Miami-Dade                 | 4%  |

## Avg. Time to Close Over Last 12 Months

|                            |          |
|----------------------------|----------|
| Privé (North&South Towers) | 132 days |
| Aventura                   | 99 days  |



