

# Unit 1517 - Aventura Marina 2

1517 - 3330 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11578413
Status:	Active
Size:	1,824 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$880,000
List PPSF:	\$482
Valuated Price:	\$735,000
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:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

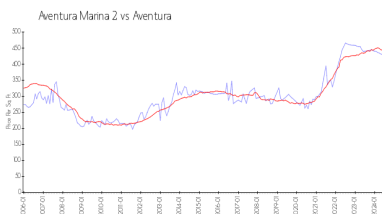
Aventura Marina 2 Condominium Association Inc  
305-932-3749

<http://www.aventuramarina2.com>

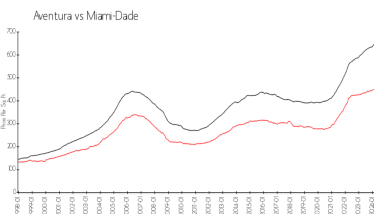
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TH13	2,566 sq ft	Sep 2024	\$955,000	\$372
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: \$425/sq. ft.  
Aventura: \$438/sq. ft.



Aventura: \$438/sq. ft.  
Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Aventura Marina 2	5%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Aventura Marina 2	146 days
Aventura	99 days
Miami-Dade	85 days