

Unit 713 - Echo Aventura

713 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11580231
 Status: Active
 Size: 2,720 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking, Electric Vehicle Charging Station, Valet Parking

View:
 List Price: \$2,490,000
 List PPSF: \$915
 Valuated Price: \$1,748,000
 Valuated PPSF: \$643

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: 190
 Number of active listings for rent: 0
 Number of active listings for sale: 26
 Building inventory for sale: 13%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

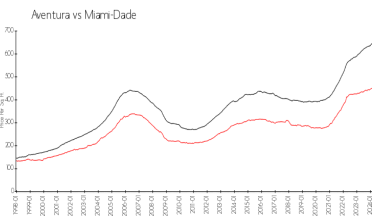
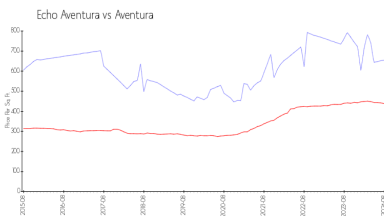
Building Association Information

Echo Aventura
 Address: #305, 3250 NE 188th St, Aventura, FL 33180
 Phone: 786-383-1553

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
210	2,624 sq ft	Aug 2024	\$1,662,500	\$634
607	2,441 sq ft	May 2024	\$1,600,000	\$655
UPH16	2,942 sq ft	Apr 2024	\$3,050,000	\$1,037
401	2,103 sq ft	Apr 2024	\$1,350,000	\$642
616	2,942 sq ft	Mar 2024	\$2,335,000	\$794

Market Information



Echo Aventura:	\$655/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Echo Aventura: 14%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Echo Aventura: 186 days
 Aventura: 101 days

