

Unit 2306 - Aria on the Bay

2306 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11581645
Status:	Active Under Contract
Size:	979 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	Bay, Pool Area View, Water View
Rental Price:	\$4,200
List PPSF:	\$4
Valuated Price:	\$665,000
Valuated PPSF:	\$679

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

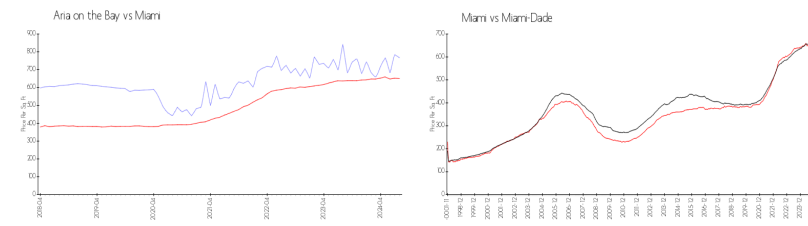
Number of units:	648
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	3%
Number of sales over the last 12 months:	29
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	3

Building Association Information

Aria on the Bay
 Condominium Association, INC
 Address: 488 NE 18th St,
 Miami, FL 33132
 Phone: +1 786-753-5611

<https://ariaonthebay.com>

Market Information



Aria on the Bay:	\$766/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Aria on the Bay	3%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Aria on the Bay	97 days
Miami	85 days
Miami-Dade	84 days

