

Unit 414 - Echo Aventura

414 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11585941
 Status: Active
 Size: 2,688 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Assigned Parking, Covered Parking, Guest Parking, Valet Parking

View:
 List Price: \$2,200,000
 List PPSF: \$818
 Valuated Price: \$1,725,000
 Valuated PPSF: \$607

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: 28
 Building inventory for sale: 14%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

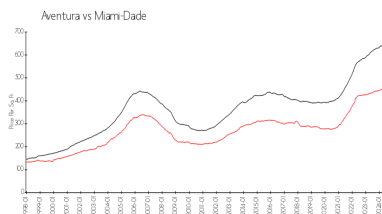
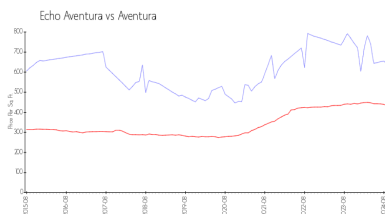
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
318	3,801 sq ft	Oct 2024	\$3,275,000	\$862
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

Market Information



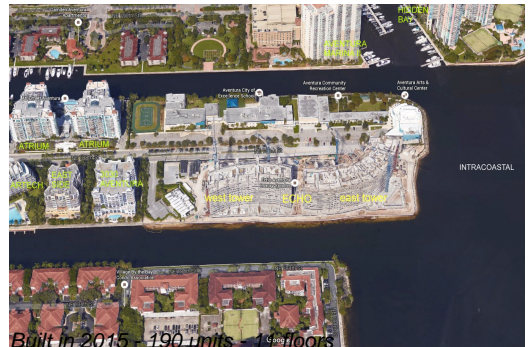
Echo Aventura:	\$638/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Echo Aventura 15%
 Aventura 6%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Echo Aventura 185 days



Aventura
Miami-Dade

99 days
85 days