

# Unit 504 - Aventura Marina 1

504 - 3340 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11588928  
 Status: Active  
 Size: 1,750 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$860,000  
 List PPSF: \$491  
 Valuated Price: \$722,000  
 Valuated PPSF: \$413

*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: 126  
 Number of active listings for rent: 6  
 Number of active listings for sale: 10  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

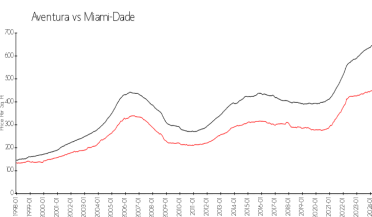
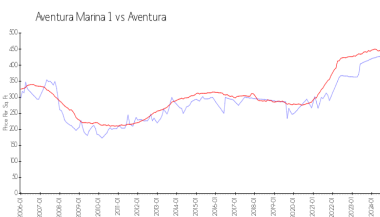
## Building Association Information

Aventura Marina One Condominium Association Inc  
 305-705-1499

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	1,650 sq ft	Feb 2024	\$650,000	\$394
805	1,650 sq ft	Feb 2024	\$737,000	\$447

## Market Information



Aventura Marina 1:	\$429/sq. ft.	Aventura:	\$439/sq. ft.
Aventura:	\$439/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Aventura Marina 1: 8%  
 Aventura: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Aventura Marina 1: 76 days  
 Aventura: 97 days  
 Miami-Dade: 84 days

