

Unit 203 - Echo Aventura

203 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11590056
Status:	Active
Size:	2,238 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$1,699,000
List PPSF:	\$759
Valuated Price:	\$1,445,000
Valuated PPSF:	\$612

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:	17
Building inventory for sale:	8%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

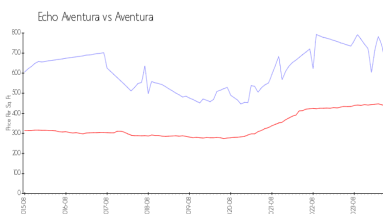
Building Association Information

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

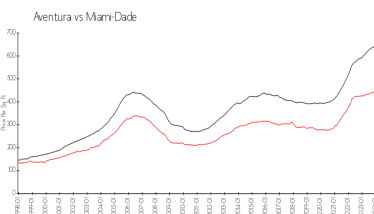
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
206	2,398 sq ft	Feb 2024	\$1,680,000	\$701

Market Information



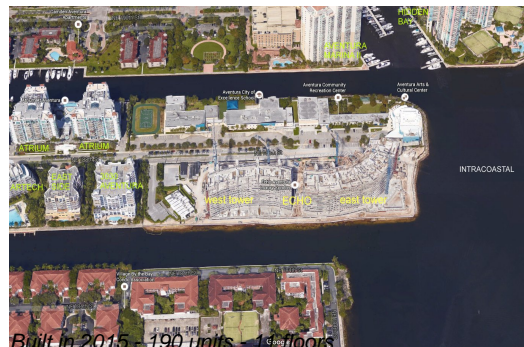
Echo Aventura: \$656/sq. ft.
Aventura: \$437/sq. ft.



Aventura: \$437/sq. ft.
Miami-Dade: \$705/sq. ft.

Inventory for Sale

Echo Aventura	9%
Aventura	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Echo Aventura	231 days
Aventura	92 days
Miami-Dade	82 days