

Unit 4610 - Aria on the Bay

4610 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11594394
 Status: Active
 Size: 1,592 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$1,400,000
 List PPSF: \$879
 Valuated Price: \$1,216,000
 Valuated PPSF: \$764

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: 20
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 38
 Number of sales over the last 6 months: 14
 Number of sales over the last 3 months: 9

Building Association Information

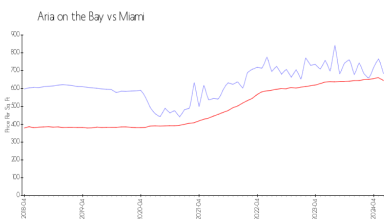
Aria on the Bay
 Condominium Association, INC
 Address: 488 NE 18th St,
 Miami, FL 33132
 Phone: +1 786-753-5611

<https://ariaonthebay.com>

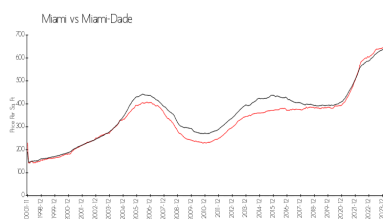
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3512	2,018 sq ft	Jul 2024	\$1,900,000	\$942
3103	759 sq ft	Jun 2024	\$500,000	\$659
4704	745 sq ft	Jun 2024	\$560,000	\$752
2002	766 sq ft	Jun 2024	\$470,000	\$614
1703	759 sq ft	May 2024	\$540,000	\$711
4908	1,390 sq ft	May 2024	\$1,049,000	\$755
2803	759 sq ft	May 2024	\$495,000	\$652
4115	2,018 sq ft	May 2024	\$2,250,000	\$1,115
4810	1,580 sq ft	May 2024	\$1,350,000	\$854

Market Information



Aria on the Bay: \$684/sq. ft.
 Miami: \$645/sq. ft.



Miami: \$645/sq. ft.
 Miami-Dade: \$704/sq. ft.



Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Aria on the Bay	108 days
Miami	84 days
Miami-Dade	83 days