

Unit 121 - Alaqua at Aventura

121 - 3001 NE 185 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11596442
 Status: Active
 Size: 1,368 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$460,000
 List PPSF: \$336
 Valuated Price: \$504,000
 Valuated PPSF: \$368

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: 193
 Number of active listings for rent: 10
 Number of active listings for sale: 14
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

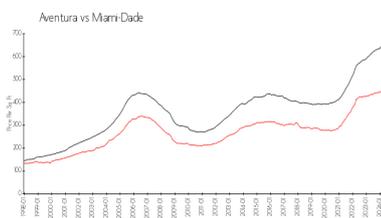
Building Association Information

Alaqua Condominium & Property Management
 305-792-4921

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
335	1,171 sq ft	Jun 2024	\$450,000	\$384
317	1,365 sq ft	Jun 2024	\$549,000	\$402
228	1,066 sq ft	May 2024	\$405,000	\$380
516	1,355 sq ft	Apr 2024	\$525,000	\$387
131	1,171 sq ft	Dec 2023	\$450,000	\$384
323	1,368 sq ft	Dec 2023	\$520,000	\$380

Market Information



Alaqua at Aventura: \$379/sq. ft.
 Aventura: \$437/sq. ft.

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 Miami-Dade: \$696/sq. ft.

Inventory for Sale

Alaqua at Aventura 7%
 Aventura 6%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months



Alaqua at Aventura
Aventura
Miami-Dade

55 days
98 days
84 days