

## Unit 2-902 - Atrium

2-902 - 3131 NE 188 St, Aventura, FL, Miami-Dade 33180

### Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11602179                              |
| Status:         | Active                                 |
| Size:           | 1,818 Sq ft.                           |
| Bedrooms:       | 3                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 1                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View:           | Bay,Canal                              |
| Rental Price:   | \$8,500                                |
| List PPSF:      | \$5                                    |
| Valuated Price: | \$913,000                              |
| Valuated PPSF:  | \$502                                  |

*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.*

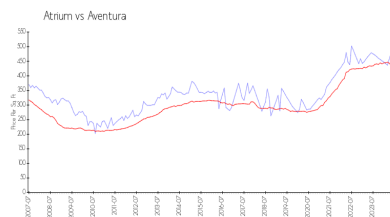
### Building Information

|  |     |
|--|-----|
| Number of units:                         | 192 |
| Number of active listings for rent:      | 11  |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 2   |

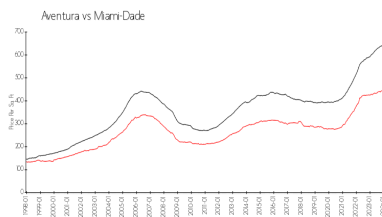
### Building Association Information

Atrium at Aventura Condominium  
Association Inc  
305-918-0097

### Market Information



Atrium: \$477/sq. ft.  
Aventura: \$437/sq. ft.



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

### Inventory for Sale

|            |    |
|------------|----|
| Atrium     | 5% |
| Aventura   | 4% |
| Miami-Dade | 3% |

### Avg. Time to Close Over Last 12 Months

|            |         |
|------------|---------|
| Atrium     | 75 days |
| Aventura   | 92 days |
| Miami-Dade | 82 days |

