

# Unit 2-1213 - Atrium

2-1213 - 3131 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11604400
Status:	Active
Size:	1,205 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
Rental Price:	\$4,800
List PPSF:	\$4
Valuated Price:	\$631,000
Valuated PPSF:	\$524

*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.*

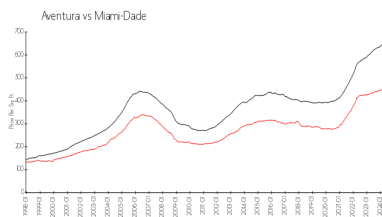
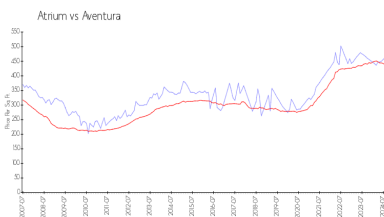
## Building Information

Number of units:	192
Number of active listings for rent:	11
Number of active listings for sale:	14
Building inventory for sale:	7%
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:	1

## Building Association Information

Atrium at Aventura Condominium  
Association Inc  
305-918-0097

## Market Information



Atrium:	\$463/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Atrium	7%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Atrium	114 days
Aventura	99 days
Miami-Dade	85 days

