

Unit 402 - Echo Aventura

402 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

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|-----------------|--|
| MLS Number: | A11608132 |
| Status: | Active |
| Size: | 2,307 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 4 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$1,790,000 |
| List PPSF: | \$776 |
| Valuated Price: | \$1,512,000 |
| Valuated PPSF: | \$624 |

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

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|--|-----|
| Number of units: | 190 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 26 |
| Building inventory for sale: | 13% |
| 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: | 1 |

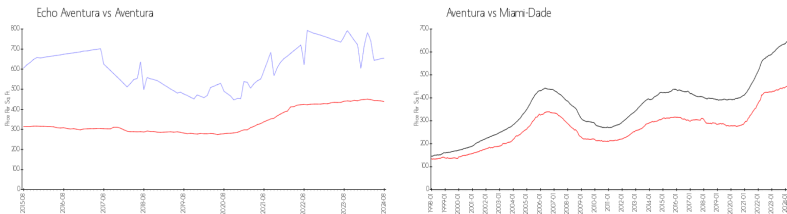
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 210 | 2,624 sq ft | Aug 2024 | \$1,662,500 | \$634 |
| 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 |

Market Information



| | | | |
|----------------|---------------|-------------|---------------|
| Echo Aventura: | \$655/sq. ft. | Aventura: | \$438/sq. ft. |
| Aventura: | \$438/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

| | |
|---------------|-----|
| Echo Aventura | 14% |
| Aventura | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------|----------|
| Echo Aventura | 186 days |
| Aventura | 99 days |
| Miami-Dade | 85 days |