

# Unit 1003 - Aventura Marina 1

1003 - 3340 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11611789
Status:	Active
Size:	1,730 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,599,000
List PPSF:	\$924
Valuated Price:	\$745,000
Valuated PPSF:	\$431

*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:	126
Number of active listings for rent:	6
Number of active listings for sale:	10
Building inventory for sale:	7%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

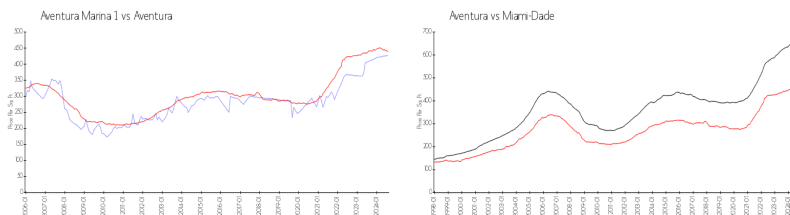
## Building Association Information

Aventura Marina One Condominium Association Inc  
305-705-1499

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	1,650 sq ft	Feb 2024	\$650,000	\$394
805	1,650 sq ft	Feb 2024	\$737,000	\$447

## Market Information



Aventura Marina 1:	\$426/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Aventura Marina 1	8%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Aventura Marina 1	76 days
Aventura	101 days
Miami-Dade	85 days

