

# Unit 2204 - Aria on the Bay

2204 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11612164              |
| Status:         | Active                 |
| Size:           | 745 Sq ft.             |
| Bedrooms:       | 1                      |
| Full Bathrooms: | 1                      |
| Half Bathrooms: | 1                      |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           |                        |
| List Price:     | \$550,000              |
| List PPSF:      | \$738                  |
| Valuated Price: | \$456,000              |
| Valuated PPSF:  | \$602                  |

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:                         | 648 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 20  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 38  |
| Number of sales over the last 6 months:  | 14  |
| Number of sales over the last 3 months:  | 9   |

## Building Association Information

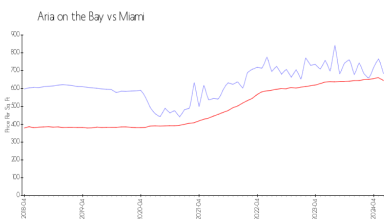
Aria on the Bay  
 Condominium Association, INC  
 Address: 488 NE 18th St,  
 Miami, FL 33132  
 Phone: +1 786-753-5611

<https://ariaonthebay.com>

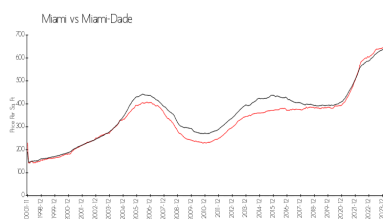
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 3512   | 2,018 sq ft | Jul 2024     | \$1,900,000 | \$942   |
| 3103   | 759 sq ft   | Jun 2024     | \$500,000   | \$659   |
| 4704   | 745 sq ft   | Jun 2024     | \$560,000   | \$752   |
| 2002   | 766 sq ft   | Jun 2024     | \$470,000   | \$614   |
| 1703   | 759 sq ft   | May 2024     | \$540,000   | \$711   |
| 4908   | 1,390 sq ft | May 2024     | \$1,049,000 | \$755   |
| 2803   | 759 sq ft   | May 2024     | \$495,000   | \$652   |
| 4115   | 2,018 sq ft | May 2024     | \$2,250,000 | \$1,115 |
| 4810   | 1,580 sq ft | May 2024     | \$1,350,000 | \$854   |

## Market Information



Aria on the Bay: \$684/sq. ft.  
 Miami: \$645/sq. ft.



Miami: \$645/sq. ft.  
 Miami-Dade: \$704/sq. ft.



## **Inventory for Sale**

|                 |    |
|-----------------|----|
| Aria on the Bay | 3% |
| Miami           | 4% |
| Miami-Dade      | 3% |

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

|                 |          |
|-----------------|----------|
| Aria on the Bay | 108 days |
| Miami           | 84 days  |
| Miami-Dade      | 83 days  |