

# Unit 611 - Echo Aventura

611 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11612661
Status:	Active
Size:	2,599 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$2,145,000
List PPSF:	\$825
Valuated Price:	\$1,685,000
Valuated PPSF:	\$619

*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:	190
Number of active listings for rent:	0
Number of active listings for sale:	28
Building inventory for sale:	14%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

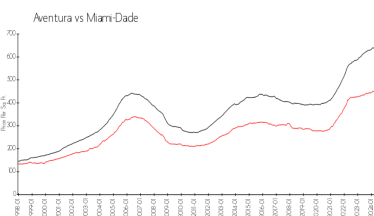
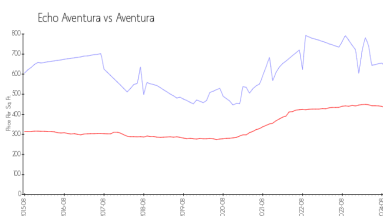
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
318	3,801 sq ft	Oct 2024	\$3,275,000	\$862
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

## Market Information



Echo Aventura:	\$638/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Echo Aventura	15%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Echo Aventura	185 days
Aventura	99 days

