

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: \$1,731,000
 Valuated PPSF: \$636

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: 24
 Building inventory for sale: 12%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

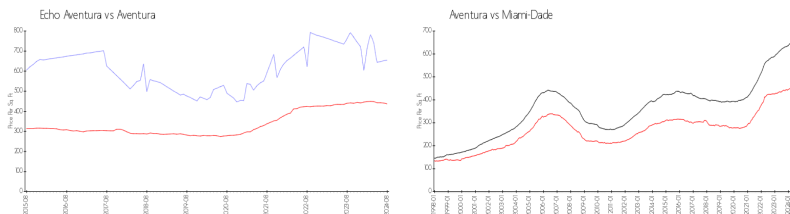
Building Association Information

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

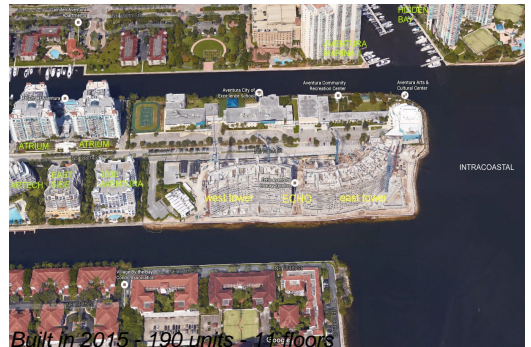
Market Information



Echo Aventura: \$655/sq. ft. Aventura: \$437/sq. ft.
 Aventura: \$437/sq. ft. Miami-Dade: \$696/sq. ft.

Inventory for Sale

Echo Aventura 13%
 Aventura 6%
 Miami-Dade 4%



Avg. Time to Close Over Last 12 Months

Echo Aventura	186 days
Aventura	97 days
Miami-Dade	84 days