

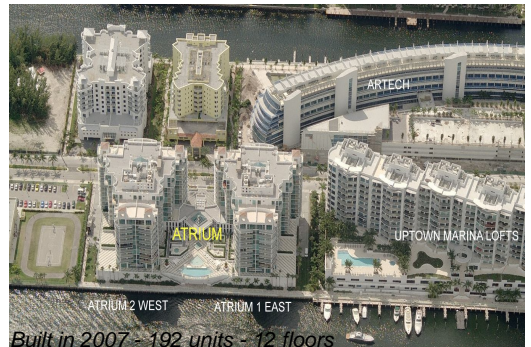
Unit 2-903 - Atrium

2-903 - 3131 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11616934
Status:	Active
Size:	1,590 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Covered Parking,Guest Parking,Rv/Boat Parking
View:	
List Price:	\$770,000
List PPSF:	\$484
Valuated Price:	\$673,000
Valuated PPSF:	\$423

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:	192
Number of active listings for rent:	11
Number of active listings for sale:	13
Building inventory for sale:	6%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

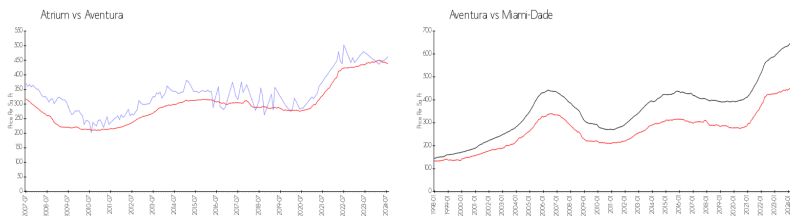
Building Association Information

Atrium at Aventura Condominium Association Inc
305-918-0097

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2-805	1,432 sq ft	Aug 2024	\$635,000	\$443
2-705	1,432 sq ft	Jun 2024	\$635,000	\$443
1-1108	1,798 sq ft	Apr 2024	\$815,000	\$453
2-607	1,798 sq ft	Apr 2024	\$855,000	\$476
2-1005	1,432 sq ft	Mar 2024	\$635,000	\$443

Market Information



Atrium:	\$463/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Atrium	7%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Atrium	114 days
Aventura	97 days
Miami-Dade	84 days