

Unit 713 - Alaqua at Aventura

713 - 3001 NE 185 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11616935
 Status: Active
 Size: 1,314 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking,Rv/Boat Parking

View:
 List Price: \$695,000
 List PPSF: \$529
 Valuated Price: \$560,000
 Valuated PPSF: \$426

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: 193
 Number of active listings for rent: 10
 Number of active listings for sale: 12
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

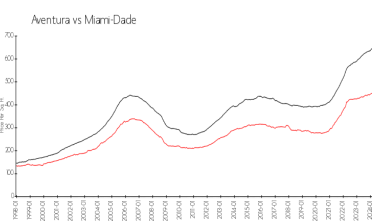
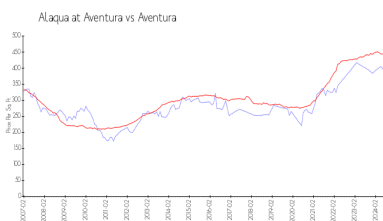
Building Association Information

Alaqua Condominium & Property Management
 305-792-4921

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
338	836 sq ft	Sep 2024	\$360,000	\$431
335	1,171 sq ft	Jun 2024	\$450,000	\$384
317	1,365 sq ft	Jun 2024	\$549,000	\$402
228	1,066 sq ft	May 2024	\$405,000	\$380
516	1,355 sq ft	Apr 2024	\$525,000	\$387

Market Information



Alaqua at Aventura: \$379/sq. ft.
 Aventura: \$438/sq. ft.
 Aventura: \$438/sq. ft.
 Miami-Dade: \$696/sq. ft.

Inventory for Sale

Alaqua at Aventura: 6%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Alaqua at Aventura: 70 days
 Aventura: 101 days



