

Unit MPH15 - Aventura Marina 2

MPH15 - 3330 NE 190 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11624002
Status:	Active
Size:	2,988 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$1,680,000
List PPSF:	\$562
Valuated Price:	\$1,712,000
Valuated PPSF:	\$573



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:	252
Number of active listings for rent:	11
Number of active listings for sale:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

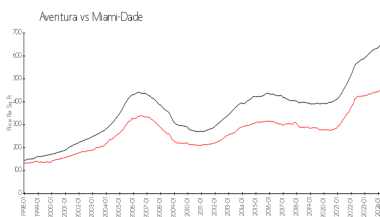
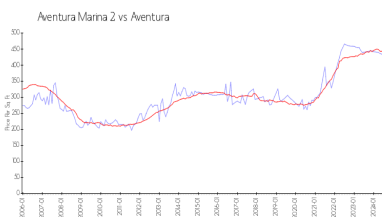
Aventura Marina 2 Condominium Association Inc
305-932-3749

<http://www.aventuramarina2.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TH13	2,566 sq ft	Sep 2024	\$955,000	\$372
2515	1,849 sq ft	Jun 2024	\$840,000	\$454
912	2,020 sq ft	Apr 2024	\$902,500	\$447
2012	2,020 sq ft	Nov 2023	\$795,400	\$394
1312	2,020 sq ft	Nov 2023	\$890,000	\$441
1716	1,846 sq ft	Nov 2023	\$755,000	\$409

Market Information



Aventura Marina 2: \$432/sq. ft.
Aventura: \$437/sq. ft.

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

Inventory for Sale

Aventura Marina 2	5%
Aventura	6%

Miami-Dade

4%

Avg. Time to Close Over Last 12 Months

Aventura Marina 2

146 days

Aventura

97 days

Miami-Dade

84 days