

Unit 3603 - Aria on the Bay

3603 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11624220
Status:	Active
Size:	759 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$540,000
List PPSF:	\$711
Valuated Price:	\$587,000
Valuated PPSF:	\$773

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:	648
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	3%
Number of sales over the last 12 months:	32
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	5

Building Association Information

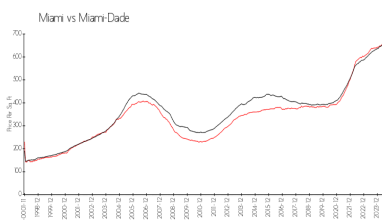
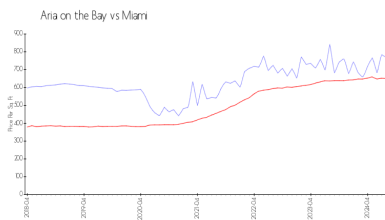
Aria on the Bay
 Condominium Association, INC
 Address: 488 NE 18th St,
 Miami, FL 33132
 Phone: +1 786-753-5611

<https://ariaonthebay.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2204	745 sq ft	Aug 2024	\$510,000	\$685
3512	2,018 sq ft	Jul 2024	\$1,900,000	\$942
3103	759 sq ft	Jun 2024	\$500,000	\$659
4704	745 sq ft	Jun 2024	\$560,000	\$752
2002	766 sq ft	Jun 2024	\$470,000	\$614

Market Information



Aria on the Bay: \$766/sq. ft.
 Miami: \$650/sq. ft.

Miami: \$650/sq. ft.
 Miami-Dade: \$697/sq. ft.

Inventory for Sale

Aria on the Bay 3%



Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Aria on the Bay	102 days
Miami	84 days
Miami-Dade	84 days