

Unit 3209 - Aria on the Bay

3209 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11633331
 Status: Active
 Size: 1,257 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Valet Parking
 View:
 List Price: \$949,999
 List PPSF: \$756
 Valuated Price: \$796,000
 Valuated PPSF: \$633

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: 33
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 25
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 5

Building Association Information

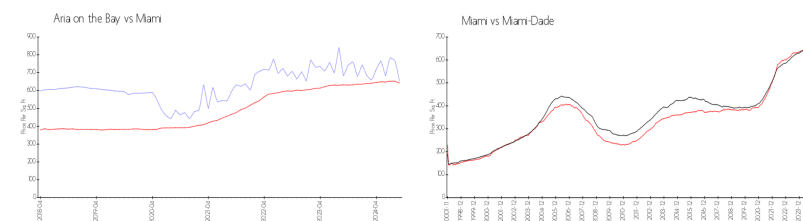
Aria on the Bay
 Condominium Association, INC
 Address: 488 NE 18th St,
 Miami, FL 33132
 Phone: +1 786-753-5611

<https://ariaonthebay.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1801	1,178 sq ft	Nov 2024	\$745,000	\$632
2009	1,257 sq ft	Oct 2024	\$850,000	\$676
3603	759 sq ft	Sep 2024	\$510,000	\$672
3100	1,171 sq ft	Sep 2024	\$752,000	\$642
4201	1,178 sq ft	Sep 2024	\$770,000	\$654

Market Information



Aria on the Bay: \$652/sq. ft.
 Miami: \$642/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Aria on the Bay: 5%
 Miami: 5%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

Aria on the Bay	100 days
Miami	87 days
Miami-Dade	87 days