

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:	32
Building inventory for sale:	4%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

Building Association Information

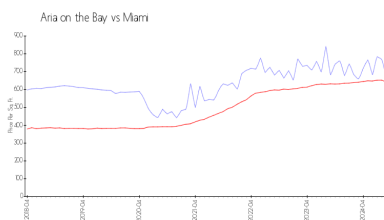
Aria on the Bay
Condominium Association, INC
Address: 488 NE 18th St,
Miami, FL 33132
Phone: +1 786-753-5611

<https://ariaonthebay.com>

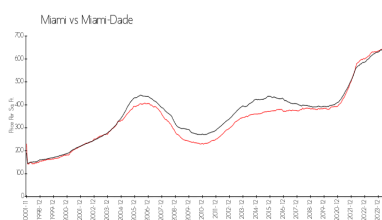
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3708	888 sq ft	Dec 2024	\$660,000	\$743
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: \$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	101 days
Miami	87 days
Miami-Dade	87 days