

Unit 606 - Echo Aventura

606 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11641488
Status:	Active
Size:	2,398 Sq ft.
Bedrooms:	3
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$1,980,000
List PPSF:	\$826
Valuated Price:	\$1,561,000
Valuated PPSF:	\$619

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:	190
Number of active listings for rent:	0
Number of active listings for sale:	27
Building inventory for sale:	14%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

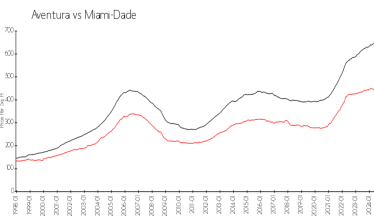
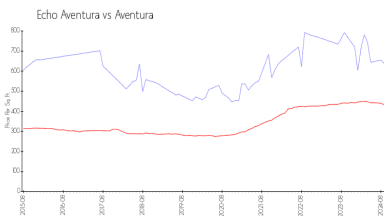
Building Association Information

Echo Aventura
 Address: #305, 3250 NE 188th St, Aventura, FL 33180
 Phone: 786-383-1553

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
504	2,275 sq ft	Nov 2024	\$1,532,600	\$674
318	3,801 sq ft	Oct 2024	\$3,275,000	\$862
210	2,624 sq ft	Aug 2024	\$1,662,500	\$634
607	2,441 sq ft	May 2024	\$1,600,000	\$655
UPH16	2,942 sq ft	Apr 2024	\$3,050,000	\$1,037
401	2,103 sq ft	Apr 2024	\$1,350,000	\$642

Market Information



Echo Aventura:	\$638/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Echo Aventura	14%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Echo Aventura	178 days
Aventura	101 days



Miami-Dade

86 days