

# Unit 710 - Alaqua at Aventura

710 - 3001 NE 185 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11651130  
 Status: Active  
 Size: 1,708 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Covered Parking  
 View:  
 List Price: \$690,000  
 List PPSF: \$404  
 Valuated Price: \$659,000  
 Valuated PPSF: \$386

*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: 193  
 Number of active listings for rent: 10  
 Number of active listings for sale: 15  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

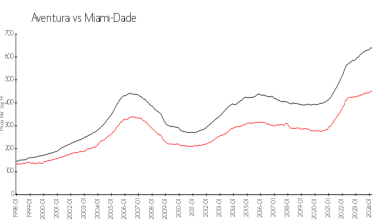
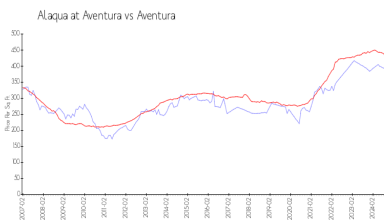
## Building Association Information

Alaqua Condominium & Property Management  
 305-792-4921

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
338	836 sq ft	Sep 2024	\$360,000	\$431
335	1,171 sq ft	Jun 2024	\$450,000	\$384
317	1,365 sq ft	Jun 2024	\$549,000	\$402
228	1,066 sq ft	May 2024	\$405,000	\$380
516	1,355 sq ft	Apr 2024	\$525,000	\$387

## Market Information



Alaqua at Aventura: \$392/sq. ft.  
 Aventura: \$434/sq. ft.  
 Aventura: \$434/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Alaqua at Aventura: 8%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Alaqua at Aventura: 78 days  
 Aventura: 101 days  
 Miami-Dade: 86 days

