

Unit 2308 - Aria on the Bay

2308 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

Unit Information

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|-----------------|--|
| MLS Number: | A11664991 |
| Status: | Active |
| Size: | 888 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$625,000 |
| List PPSF: | \$704 |
| Valuated Price: | \$623,000 |
| Valuated PPSF: | \$702 |

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

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|--|-----|
| Number of units: | 648 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 31 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 25 |
| Number of sales over the last 6 months: | 11 |
| Number of sales over the last 3 months: | 6 |

Building Association Information

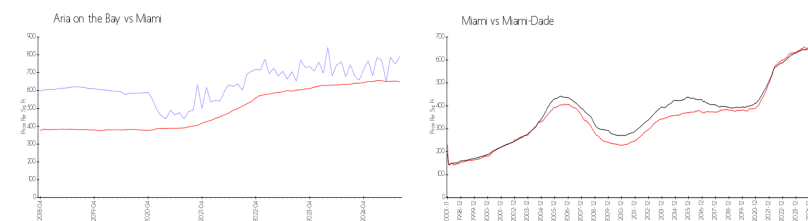
Aria on the Bay
 Condominium Association, INC
 Address: 488 NE 18th St,
 Miami, FL 33132
 Phone: +1 786-753-5611

<https://ariaonthebay.com>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| PH04 | 1,229 sq ft | Dec 2024 | \$1,100,000 | \$895 |
| 2312 | 2,018 sq ft | Dec 2024 | \$1,920,000 | \$951 |
| 2608 | 888 sq ft | Dec 2024 | \$600,000 | \$676 |
| 404 | 706 sq ft | Dec 2024 | \$567,500 | \$804 |
| 3708 | 888 sq ft | Dec 2024 | \$660,000 | \$743 |

Market Information



| | | | |
|------------------|---------------|-------------|---------------|
| Aria on the Bay: | \$790/sq. ft. | Miami: | \$895/sq. ft. |
| Miami: | \$895/sq. ft. | Miami-Dade: | \$688/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Aria on the Bay | 5% |
| Miami | 5% |
| Miami-Dade | 5% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|----------|
| Aria on the Bay | 100 days |
| Miami | 91 days |
| Miami-Dade | 91 days |