

# Unit 3000 - Aria on the Bay

3000 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11665384
Status:	Active
Size:	1,171 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$760,000
List PPSF:	\$649
Valuated Price:	\$727,000
Valuated PPSF:	\$621

*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:	12
Number of sales over the last 3 months:	5

## Building Association Information

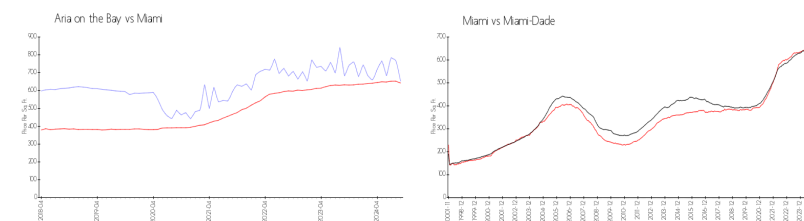
Aria on the Bay  
Condominium Association, INC  
Address: 488 NE 18th St,  
Miami, FL 33132  
Phone: +1 786-753-5611

<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: \$642/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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



Built in 2018 - 648 units - 52 floors

**Avg. Time to Close Over Last 12 Months**

Aria on the Bay	98 days
Miami	87 days
Miami-Dade	86 days