

# Unit 2800 - Aria on the Bay

2800 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11667840  
 Status: Active  
 Size: 1,171 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$791,533  
 List PPSF: \$676  
 Valuated Price: \$863,000  
 Valuated PPSF: \$737

*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: 33  
 Building inventory for sale: 5%  
 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

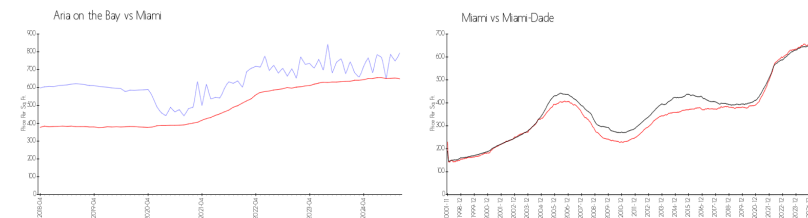
Aria on the Bay  
 Condominium Association, INC  
 Address: 488 NE 18th St,  
 Miami, FL 33132  
 Phone: +1 786-753-5611

<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-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	92 days
Miami-Dade	91 days