

Unit 2804 - Aria on the Bay

2804 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11668231
 Status: Active
 Size: 745 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$530,000
 List PPSF: \$711
 Valuated Price: \$559,000
 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: 32
 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

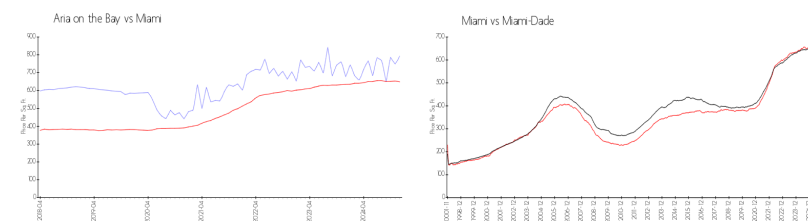
Aria on the Bay
 Condominium Association, INC
 Address: 488 NE 18th St,
 Miami, FL 33132
 Phone: +1 786-753-5611

<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	90 days