

Unit 1-508 - Atrium

1-508 - 3131 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11679641
 Status: Active
 Size: 1,798 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$820,000
 List PPSF: \$456
 Valuated Price: \$794,000
 Valuated PPSF: \$442

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: 192
 Number of active listings for rent: 11
 Number of active listings for sale: 18
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

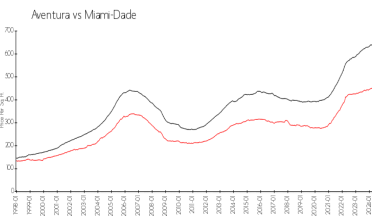
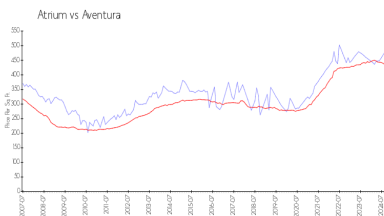
Building Association Information

Atrium at Aventura Condominium
 Association Inc
 305-918-0097

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2-1204	1,718 sq ft	Nov 2024	\$950,000	\$553
2-805	1,432 sq ft	Aug 2024	\$635,000	\$443
2-705	1,432 sq ft	Jun 2024	\$635,000	\$443
1-1108	1,798 sq ft	Apr 2024	\$815,000	\$453
2-607	1,798 sq ft	Apr 2024	\$855,000	\$476

Market Information



Atrium: \$478/sq. ft. Aventura: \$434/sq. ft.
 Aventura: \$434/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Atrium: 9%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Atrium: 101 days
 Aventura: 101 days

