

# Unit 2705 - Aria on the Bay

2705 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11711847
Status:	Active
Size:	743 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$575,000
List PPSF:	\$774
Valuated Price:	\$587,000
Valuated PPSF:	\$774

*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:	37
Building inventory for sale:	5%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	7

## Building Association Information

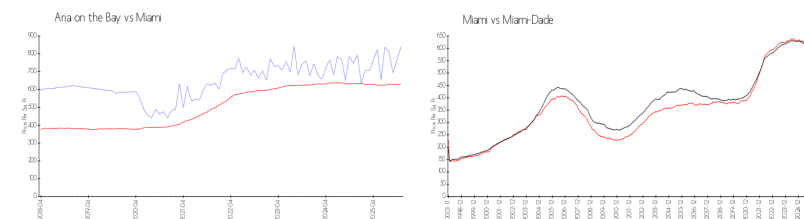
Aria on the Bay  
Condominium Association, INC  
Address: 488 NE 18th St,  
Miami, FL 33132  
Phone: +1 786-753-5611

<https://ariaonthebay.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2800	1,171 sq ft	Dec 2025	\$740,000	\$632
3204	745 sq ft	Nov 2025	\$505,000	\$678
1011	1,205 sq ft	Nov 2025	\$930,000	\$772
1912	2,018 sq ft	Oct 2025	\$1,925,000	\$954
4112	2,018 sq ft	Sep 2025	\$2,100,000	\$1,041
5000	1,171 sq ft	Sep 2025	\$860,000	\$734
4902	766 sq ft	Sep 2025	\$560,000	\$731
4115	2,365 sq ft	Sep 2025	\$2,000,000	\$846

## Market Information



Aria on the Bay: \$838/sq. ft.  
Miami: \$629/sq. ft.

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Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Aria on the Bay 6%



Miami	5%
Miami-Dade	4%

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

Aria on the Bay	62 days
Miami	70 days
Miami-Dade	77 days