

# Unit 401 - Aria on the Bay

401 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11719346  
Status: Active  
Size: 1,031 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 1  
Parking Spaces: Assigned Parking,Covered Parking,Deeded Parking

View:  
List Price: \$680,000  
List PPSF: \$660  
Valuated Price: \$635,000  
Valuated PPSF: \$616

*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

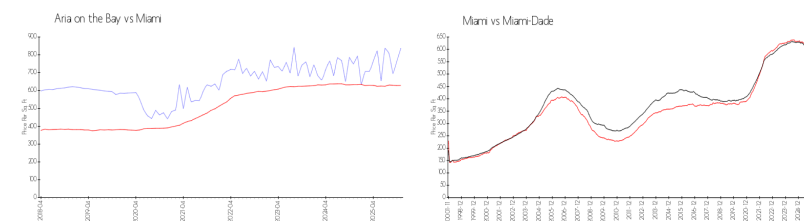
Aria on the Bay  
Condominium Association, INC  
Address: 488 NE 18th St,  
Miami, FL 33132  
Phone: +1 786-753-5611

<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.
Miami:	\$629/sq. ft.	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