

# Unit 710 - Echo Aventura

710 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11790515        |
| Status:         | Active           |
| Size:           | 2,624 Sq ft.     |
| Bedrooms:       | 3                |
| Full Bathrooms: | 5                |
| Half Bathrooms: | 1                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$2,130,000      |
| List PPSF:      | \$812            |
| Valuated Price: | \$1,735,000      |
| Valuated PPSF:  | \$638            |

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:                         | 190 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 29  |
| Building inventory for sale:             | 15% |
| Number of sales over the last 12 months: | 11  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

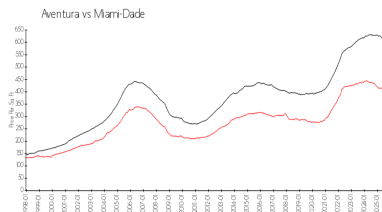
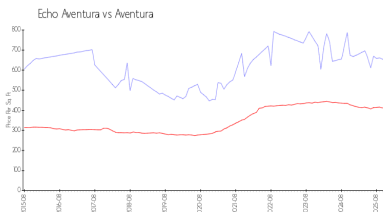
Echo Aventura  
Address: #305, 3250 NE 188th St, Aventura, FL 33180  
Phone: 786-383-1553

<https://>

## Recent Sales

| Unit #           | Size        | Closing Date | Sale Price  | PPSF  |
|------------------|-------------|--------------|-------------|-------|
| UPH01            | 2,103 sq ft | Oct 2025     | \$1,472,000 | \$700 |
| 607              | 2,441 sq ft | Oct 2025     | \$1,650,000 | \$676 |
| Lph08            | 2,518 sq ft | Sep 2025     | \$1,757,200 | \$698 |
| UPH15 + ROOF TOP | 2,962 sq ft | Aug 2025     | \$2,200,000 | \$743 |
| LPH12            | 2,559 sq ft | Jul 2025     | \$1,810,000 | \$707 |

## Market Information

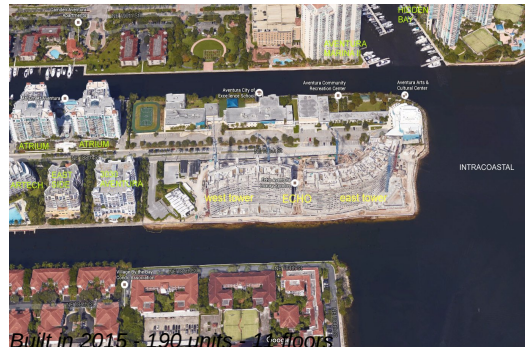


|                |               |             |               |
|----------------|---------------|-------------|---------------|
| Echo Aventura: | \$650/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:      | \$411/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|               |     |
|---------------|-----|
| Echo Aventura | 15% |
| Aventura      | 6%  |
| Miami-Dade    | 4%  |

## Avg. Time to Close Over Last 12 Months



|               |          |
|---------------|----------|
| Echo Aventura | 115 days |
| Aventura      | 98 days  |
| Miami-Dade    | 77 days  |