

Unit 2-1103 - Atrium

2-1103 - 3131 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11850458
Status:	Active
Size:	1,590 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$799,000
List PPSF:	\$503
Valuated Price:	\$701,000
Valuated PPSF:	\$441

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:	14
Building inventory for sale:	7%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

Building Association Information

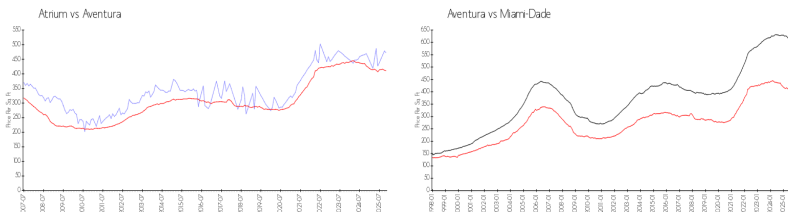
Atrium at Aventura Condominium
Association Inc
305-918-0097

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2-1002	1,818 sq ft	Dec 2025	\$900,000	\$495
2-707	1,798 sq ft	Oct 2025	\$717,000	\$399
2-904	1,581 sq ft	Oct 2025	\$771,000	\$488
1-304	2,819 sq ft	Jun 2025	\$1,140,000	\$404
2-608	1,798 sq ft	May 2025	\$815,000	\$453

Market Information

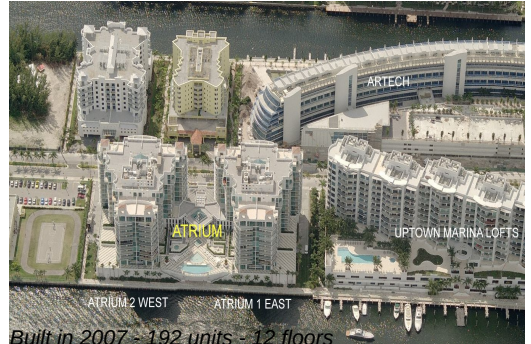


Atrium:	\$472/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Atrium	7%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Atrium	87 days
Aventura	98 days
Miami-Dade	77 days