

# Unit 403 - Aventura Marina 1

403 - 3340 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                                     |
|-----------------|-------------------------------------|
| MLS Number:     | A11899291                           |
| Status:         | Active                              |
| Size:           | 1,730 Sq ft.                        |
| Bedrooms:       | 2                                   |
| Full Bathrooms: | 2                                   |
| Half Bathrooms: | 1                                   |
| Parking Spaces: | 1 Space,Guest Parking,Valet Parking |
| View:           |                                     |
| List Price:     | \$629,000                           |
| List PPSF:      | \$364                               |
| Valuated Price: | \$593,000                           |
| Valuated PPSF:  | \$343                               |

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:                         | 126 |
| Number of active listings for rent:      | 6   |
| Number of active listings for sale:      | 10  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

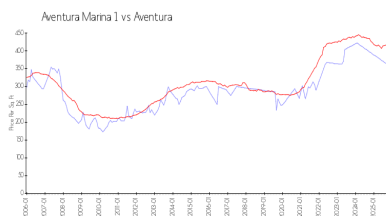
Aventura Marina One Condominium Association Inc  
305-705-1499

<https://>

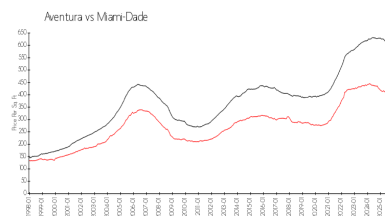
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1102   | 1,650 sq ft | Oct 2025     | \$540,000  | \$327 |
| 907    | 1,750 sq ft | Sep 2025     | \$560,000  | \$320 |
| 1608   | 1,650 sq ft | Aug 2025     | \$610,000  | \$370 |
| 304    | 1,750 sq ft | Aug 2025     | \$535,000  | \$306 |
| 1006   | 1,730 sq ft | Dec 2024     | \$685,000  | \$396 |

## Market Information



Aventura Marina 1: \$359/sq. ft.  
Aventura: \$411/sq. ft.



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

## Inventory for Sale

|                   |    |
|-------------------|----|
| Aventura Marina 1 | 8% |
| Aventura          | 6% |
| Miami-Dade        | 4% |

## Avg. Time to Close Over Last 12 Months

|                   |         |
|-------------------|---------|
| Aventura Marina 1 | 86 days |
|-------------------|---------|



Aventura  
Miami-Dade

98 days  
77 days