

Unit 613 - Alaqua at Aventura

613 - 3001 NE 185 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11902887
Status:	Active
Size:	1,314 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$665,000
List PPSF:	\$506
Valuated Price:	\$540,000
Valuated PPSF:	\$411

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:	193
Number of active listings for rent:	10
Number of active listings for sale:	19
Building inventory for sale:	9%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Building Association Information

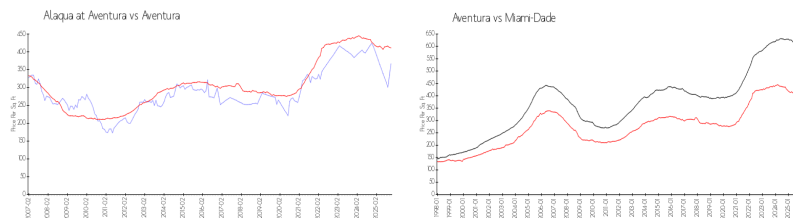
Alaqua Condominium & Property Management
305-792-4921

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
336	836 sq ft	Dec 2025	\$290,000	\$347
517	1,365 sq ft	Nov 2025	\$555,000	\$407
127	1,365 sq ft	Sep 2025	\$400,000	\$293
328	977 sq ft	Jul 2025	\$290,000	\$297
209	968 sq ft	Jul 2025	\$336,000	\$347

Market Information



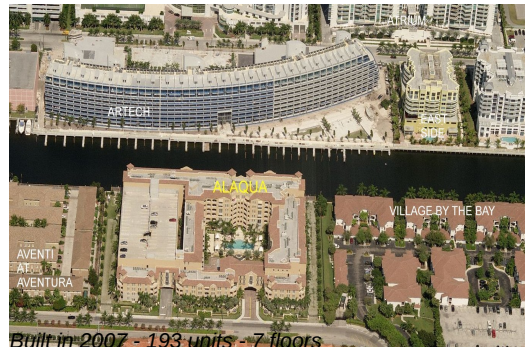
Alaqua at Aventura: \$368/sq. ft.
Aventura: \$411/sq. ft.

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

Inventory for Sale

Alaqua at Aventura	10%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Alaqua at Aventura	84 days
Aventura	98 days
Miami-Dade	77 days