

Unit LPH09 - Echo Aventura

LPH09 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11926888
Status:	Active
Size:	3,184 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$2,999,000
List PPSF:	\$942
Valuated Price:	\$2,165,000
Valuated PPSF:	\$657

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

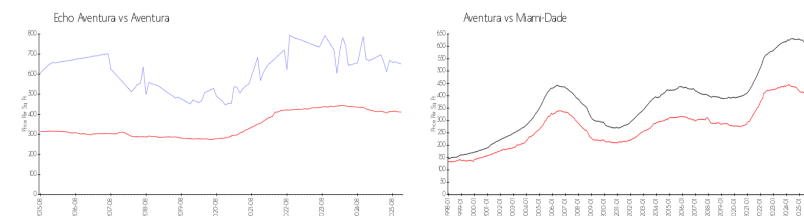
Echo Aventura
Address: #305, 3250 NE 188th St, Aventura, FL 33180
Phone: 786-383-1553

<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

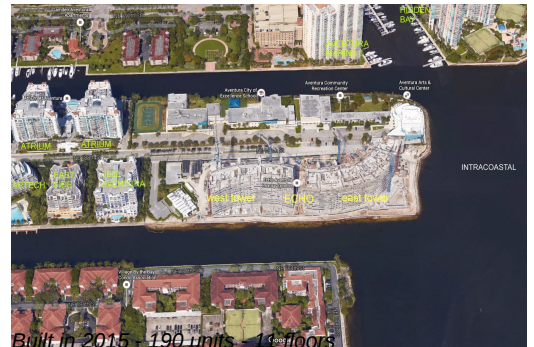
Market Information



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