

# Unit 2-302 - Atrium

2-302 - 3131 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	F10421112
Status:	Active
Size:	3,149 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	Canal,Intracoastal View
List Price:	\$1,530,000
List PPSF:	\$486
Valuated Price:	\$1,349,000
Valuated PPSF:	\$428

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:	13
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

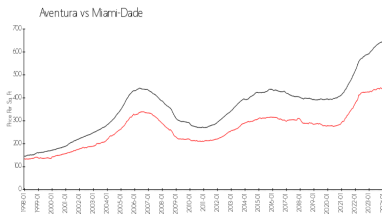
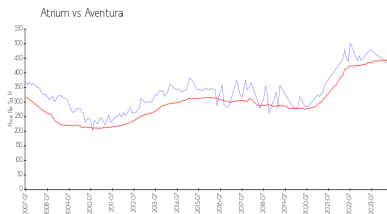
## Building Association Information

Atrium at Aventura Condominium  
 Association Inc  
 305-918-0097

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2-607	1,798 sq ft	Apr 2024	\$855,000	\$476
2-1005	1,432 sq ft	Mar 2024	\$635,000	\$443
1-1110	1,241 sq ft	Jan 2024	\$640,000	\$516
1-1212	1,800 sq ft	Dec 2023	\$950,000	\$528
2-310	2,232 sq ft	Dec 2023	\$935,000	\$419

## Market Information

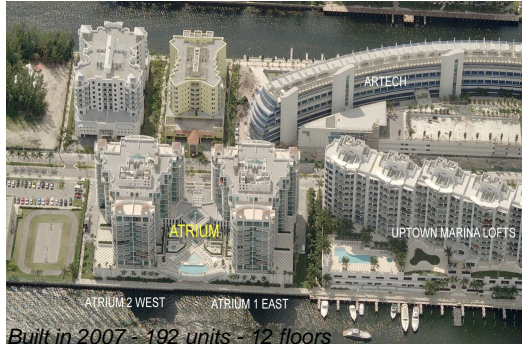


Atrium:	\$433/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Atrium	7%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Atrium  
Aventura  
Miami-Dade

74 days  
87 days  
81 days