

# Unit TH13 - Aventura Marina 2

TH13 - 3330 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: F10421720  
 Status: Active  
 Size: 2,566 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Bay,Canal  
 List Price: \$1,049,000  
 List PPSF: \$409  
 Valuated Price: \$999,000  
 Valuated PPSF: \$389

*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: 252  
 Number of active listings for rent: 11  
 Number of active listings for sale: 11  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

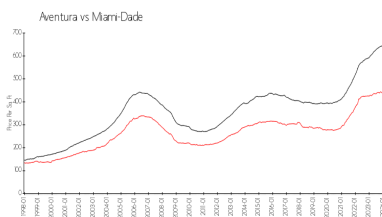
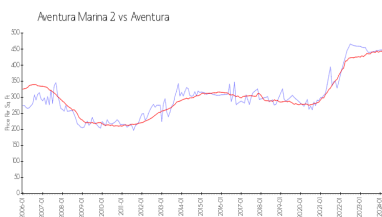
Aventura Marina 2 Condominium Association Inc  
 305-932-3749

<http://www.aventuramarina2.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
912	2,020 sq ft	Apr 2024	\$902,500	\$447
2012	2,020 sq ft	Nov 2023	\$795,400	\$394
1312	2,020 sq ft	Nov 2023	\$890,000	\$441
1716	1,846 sq ft	Nov 2023	\$755,000	\$409
314	2,228 sq ft	Oct 2023	\$870,000	\$390
2115	1,849 sq ft	Oct 2023	\$870,000	\$471

## Market Information



Aventura Marina 2: \$450/sq. ft.  
 Aventura: \$438/sq. ft.

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

## Inventory for Sale

Aventura Marina 2 4%  
 Aventura 4%



Miami-Dade

3%

**Avg. Time to Close Over Last 12 Months**

Aventura Marina 2

88 days

Aventura

87 days

Miami-Dade

81 days