

# Unit 302 - Aventura Marina 1

302 - 3340 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	F10428983
Status:	Active Under Contract
Size:	1,600 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	
Rental Price:	\$4,500
List PPSF:	\$3
Valuated Price:	\$626,000
Valuated PPSF:	\$391

*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.*

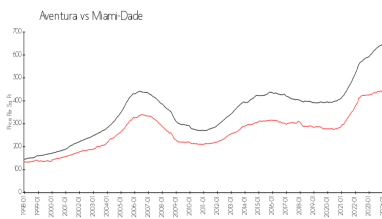
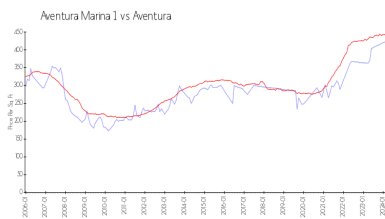
## Building Information

Number of units:	126
Number of active listings for rent:	6
Number of active listings for sale:	6
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

Aventura Marina One Condominium Association Inc  
305-705-1499

## Market Information



Aventura Marina 1:	\$415/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Aventura Marina 1	5%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Aventura Marina 1	115 days
Aventura	87 days
Miami-Dade	81 days

