

# Unit 402 - Aventura Marina 1

402 - 3340 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: F10438991  
 Status: Active  
 Size: 1,650 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Intracoastal View, Pool Area View  
 List Price: \$649,999  
 List PPSF: \$394  
 Valuated Price: \$670,000  
 Valuated PPSF: \$406

*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: 11  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

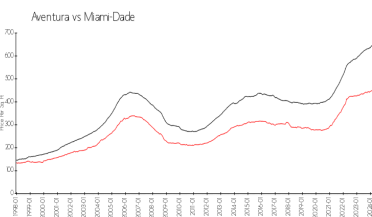
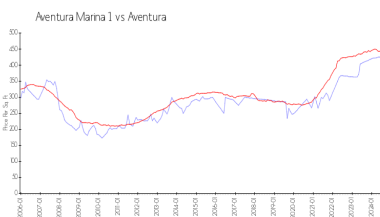
## Building Association Information

Aventura Marina One Condominium Association Inc  
 305-705-1499

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	1,650 sq ft	Feb 2024	\$650,000	\$394
805	1,650 sq ft	Feb 2024	\$737,000	\$447

## Market Information



Aventura Marina 1: \$426/sq. ft.  
 Aventura: \$437/sq. ft.

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 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Aventura Marina 1: 9%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Aventura Marina 1: 76 days  
 Aventura: 98 days  
 Miami-Dade: 84 days

