

Unit 1217 - Aventura Marina 2

1217 - 3330 NE 190 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: RX-10940587
 Status: Active
 Size: 1,824 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned
 View: Bay, Canal, Intracoastal, Ocean
 List Price: \$845,000
 List PPSF: \$463
 Valuated Price: \$756,000
 Valuated PPSF: \$414

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

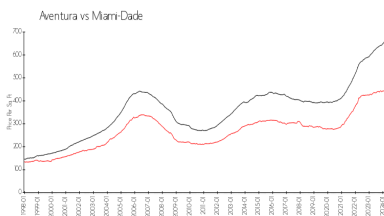
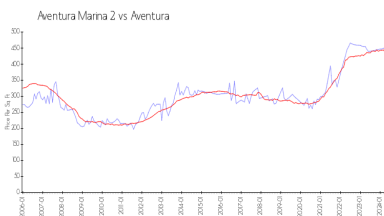
Aventura Marina 2 Condominium Association Inc
 305-932-3749

<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.

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 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