

Unit 332 - Alaqua at Aventura

332 - 3001 NE 185 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	RX-10981543
Status:	Active
Size:	1,102 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Guest
View:	Pool
List Price:	\$549,000
List PPSF:	\$498
Valuated Price:	\$419,000
Valuated PPSF:	\$380

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:	193
Number of active listings for rent:	10
Number of active listings for sale:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

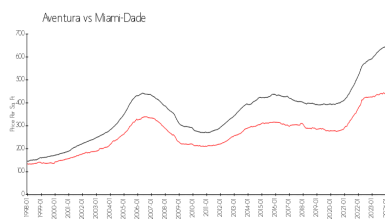
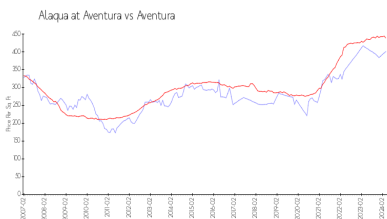
Building Association Information

Alaqua Condominium & Property Management
305-792-4921

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
516	1,355 sq ft	Apr 2024	\$525,000	\$387
131	1,171 sq ft	Dec 2023	\$450,000	\$384
323	1,368 sq ft	Dec 2023	\$520,000	\$380
219	1,167 sq ft	Oct 2023	\$460,000	\$394
619	1,167 sq ft	Oct 2023	\$525,000	\$450
510	1,708 sq ft	Oct 2023	\$575,000	\$337

Market Information



Alaqua at Aventura:	\$401/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Alaqua at Aventura	5%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Alaqua at Aventura
Aventura
Miami-Dade

41 days
87 days
81 days