

# Unit 4711 - Aria on the Bay

4711 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: RX-10984478  
 Status: Active  
 Size: 1,486 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Bay,City,Ocean  
 List Price: \$1,245,000  
 List PPSF: \$838  
 Valuated Price: \$1,002,000  
 Valuated PPSF: \$863

*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: 648  
 Number of active listings for rent: 0  
 Number of active listings for sale: 21  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 32  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 5

## Building Association Information

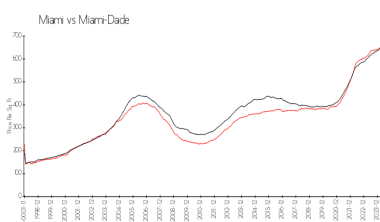
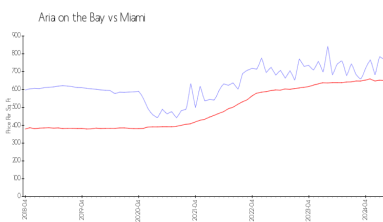
Aria on the Bay  
 Condominium Association, INC  
 Address: 488 NE 18th St,  
 Miami, FL 33132  
 Phone: +1 786-753-5611

<https://ariaonthebay.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2204	745 sq ft	Aug 2024	\$510,000	\$685
3512	2,018 sq ft	Jul 2024	\$1,900,000	\$942
3103	759 sq ft	Jun 2024	\$500,000	\$659
4704	745 sq ft	Jun 2024	\$560,000	\$752
2002	766 sq ft	Jun 2024	\$470,000	\$614

## Market Information



Aria on the Bay: \$766/sq. ft.  
 Miami: \$650/sq. ft.

Miami: \$650/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Aria on the Bay 3%



Miami	4%
Miami-Dade	4%

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

Aria on the Bay	102 days
Miami	84 days
Miami-Dade	84 days