

# Unit 332 - Alaqua at Aventura

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

## Unit Information

MLS Number:	RX-10991620
Status:	Pending
Size:	1,102 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Deeded,Garage - Attached,Garage - Building
View:	Bay,Canal,Ocean
List Price:	\$470,000
List PPSF:	\$426
Valuated Price:	\$409,000
Valuated PPSF:	\$371

*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:	13
Building inventory for sale:	6%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Building Association Information

Alaqua Condominium & Property Management  
305-792-4921

## Recent Sales

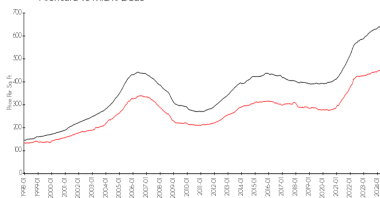
Unit #	Size	Closing Date	Sale Price	PPSF
338	836 sq ft	Sep 2024	\$360,000	\$431
335	1,171 sq ft	Jun 2024	\$450,000	\$384
317	1,365 sq ft	Jun 2024	\$549,000	\$402
228	1,066 sq ft	May 2024	\$405,000	\$380
516	1,355 sq ft	Apr 2024	\$525,000	\$387

## Market Information

Alaqua at Aventura vs Aventura



Aventura vs Miami-Dade



Alaqua at Aventura: \$392/sq. ft.  
Aventura: \$434/sq. ft.

Aventura: \$434/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Alaqua at Aventura	7%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Alaqua at Aventura	78 days
Aventura	99 days
Miami-Dade	85 days

