

# Unit 332 - Alaqua at Aventura

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

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | RX-10991620   |
| Status:         | Active  |
| 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:     | \$475,000   |
| List PPSF:      | \$431   |
| Valuated Price: | \$405,000   |
| Valuated PPSF:  | \$368   |

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:      | 14  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 2   |

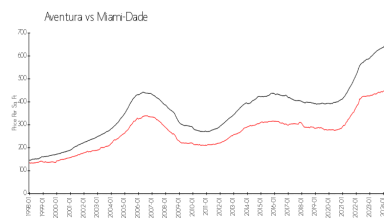
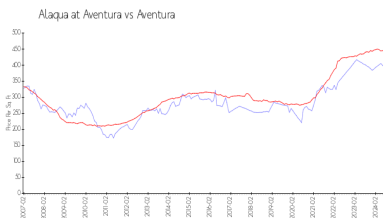
## Building Association Information

Alaqua Condominium & Property Management  
305-792-4921

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 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 |
| 131    | 1,171 sq ft | Dec 2023     | \$450,000  | \$384 |
| 323    | 1,368 sq ft | Dec 2023     | \$520,000  | \$380 |

## Market Information

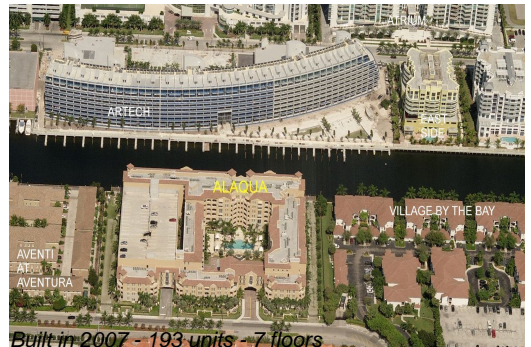


Alaqua at Aventura: \$388/sq. ft.  
Aventura: \$439/sq. ft.

Aventura: \$439/sq. ft.  
Miami-Dade: \$697/sq. ft.

## Inventory for Sale

|                    |    |
|--------------------|----|
| Alaqua at Aventura | 7% |
| Aventura           | 5% |
| Miami-Dade         | 4% |



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

|                    |         |
|--------------------|---------|
| Alaqua at Aventura | 55 days |
| Aventura           | 97 days |
| Miami-Dade         | 84 days |