

Unit 1217 - Aventura Marina 2

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

Unit Information

MLS Number: RX-11005284
 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: \$785,000
 List PPSF: \$430
 Valuated Price: \$723,000
 Valuated PPSF: \$396

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: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Building Association Information

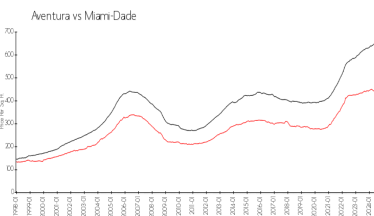
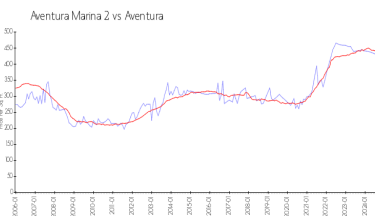
Aventura Marina 2 Condominium Association Inc
 305-932-3749

<http://www.aventuramarina2.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1218	1,720 sq ft	Nov 2024	\$675,000	\$392
TH13	2,566 sq ft	Sep 2024	\$955,000	\$372
2515	1,849 sq ft	Jun 2024	\$840,000	\$454
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

Market Information



Aventura Marina 2: \$430/sq. ft.
 Aventura: \$434/sq. ft.

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

Inventory for Sale

Aventura Marina 2: 4%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Aventura Marina 2
Aventura
Miami-Dade

117 days
101 days
86 days