

# Unit 1-504 - Atrium

1-504 - 3131 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11467678
Status:	Active
Size:	1,581 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Spaces,Assigned Parking,Valet Parking
View:	Canal
Rental Price:	\$4,500
List PPSF:	\$3
Valuated Price:	\$733,000
Valuated PPSF:	\$464

*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.*

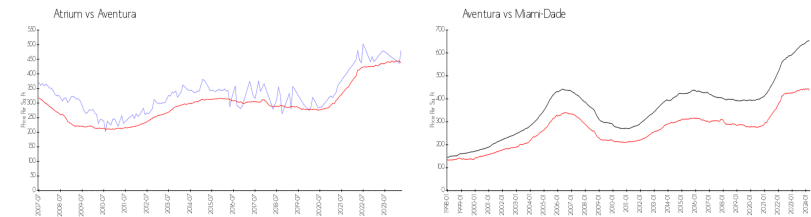
## Building Information

Number of units:	192
Number of active listings for rent:	11
Number of active listings for sale:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

Atrium at Aventura Condominium  
 Association Inc  
 305-918-0097

## Market Information



Atrium:	\$480/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Atrium	6%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Atrium	74 days
Aventura	89 days
Miami-Dade	81 days

