

Unit 1009 - Aria on the Bay

1009 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11492590
 Status: Active
 Size: 1,038 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$850,000
 List PPSF: \$819
 Valuated Price: \$582,000
 Valuated PPSF: \$561

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: 25
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 36
 Number of sales over the last 6 months: 14
 Number of sales over the last 3 months: 7

Building Association Information

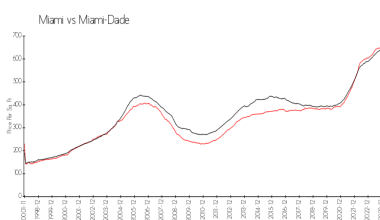
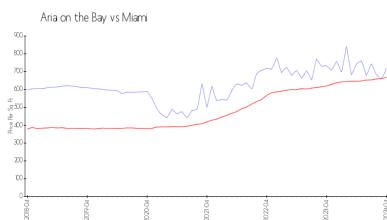
Aria on the Bay
 Condominium Association, INC
 Address: 488 NE 18th St,
 Miami, FL 33132
 Phone: +1 786-753-5611

<https://ariaonthebay.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4115	2,018 sq ft	May 2024	\$2,250,000	\$1,115
4810	1,580 sq ft	May 2024	\$1,350,000	\$854
3010	1,592 sq ft	Apr 2024	\$1,130,000	\$710
2900	1,171 sq ft	Apr 2024	\$755,000	\$645
2402	766 sq ft	Apr 2024	\$500,000	\$653

Market Information



Aria on the Bay: \$719/sq. ft.
 Miami: \$669/sq. ft.

Miami: \$669/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Aria on the Bay 4%



Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Aria on the Bay	113 days
Miami	84 days
Miami-Dade	81 days