

# Unit 618 - Aventura Marina 2

618 - 3330 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11495962  
 Status: Active  
 Size: 1,720 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking  
 View:  
 List Price: \$820,000  
 List PPSF: \$477  
 Valuated Price: \$670,000  
 Valuated PPSF: \$390

*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: 12  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

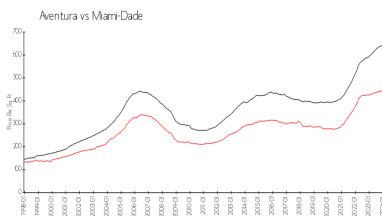
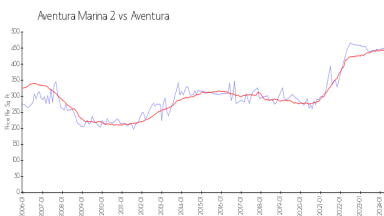
Aventura Marina 2 Condominium Association Inc  
 305-932-3749

<http://www.aventuramarina2.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1716	1,846 sq ft	Nov 2023	\$755,000	\$409
314	2,228 sq ft	Oct 2023	\$870,000	\$390
2115	1,849 sq ft	Oct 2023	\$870,000	\$471

## Market Information



Aventura Marina 2: \$449/sq. ft.  
 Aventura: \$437/sq. ft.

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

## Inventory for Sale

Aventura Marina 2: 4%  
 Aventura: 5%  
 Miami-Dade: 3%



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

Aventura Marina 2	88 days
Aventura	89 days
Miami-Dade	81 days