

# Unit 1908 - Aria on the Bay

1908 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11507964  
 Status: Active  
 Size: 888 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$649,000  
 List PPSF: \$731  
 Valuated Price: \$545,000  
 Valuated PPSF: \$614

*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

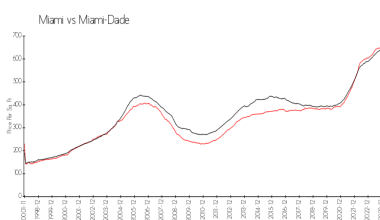
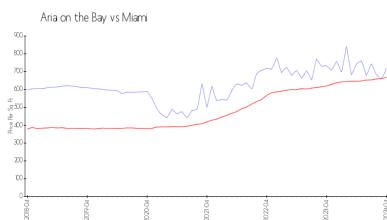
Aria on the Bay  
 Condominium Association, INC  
 Address: 488 NE 18th St,  
 Miami, FL 33132  
 Phone: +1 786-753-5611

<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