

Unit 322 - Alaqua at Aventura

322 - 3001 NE 185 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11525180
 Status: Active
 Size: 836 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$389,000
 List PPSF: \$465
 Valuated Price: \$318,000
 Valuated PPSF: \$380

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: 193
 Number of active listings for rent: 10
 Number of active listings for sale: 13
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

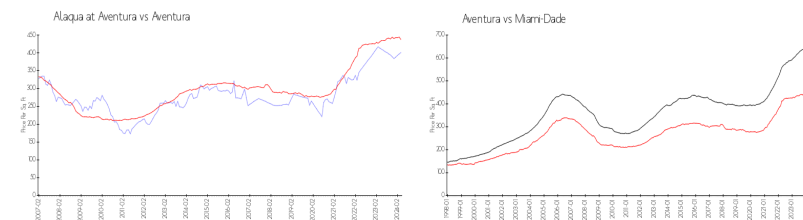
Building Association Information

Alaqua Condominium & Property Management
 305-792-4921

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
228	1,066 sq ft	May 2024	\$405,000	\$380
516	1,355 sq ft	Apr 2024	\$525,000	\$387
131	1,171 sq ft	Dec 2023	\$450,000	\$384
323	1,368 sq ft	Dec 2023	\$520,000	\$380
219	1,167 sq ft	Oct 2023	\$460,000	\$394
619	1,167 sq ft	Oct 2023	\$525,000	\$450
510	1,708 sq ft	Oct 2023	\$575,000	\$337

Market Information



Alaqua at Aventura: \$401/sq. ft.
 Aventura: \$437/sq. ft.

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

Inventory for Sale

Alaqua at Aventura 7%
 Aventura 5%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Alaqua at Aventura	42 days
Aventura	89 days
Miami-Dade	81 days