

# Unit 415 - Aventura Marina 2

415 - 3330 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11526434  
 Status: Active  
 Size: 1,849 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$859,950  
 List PPSF: \$465  
 Valuated Price: \$807,000  
 Valuated PPSF: \$436

*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

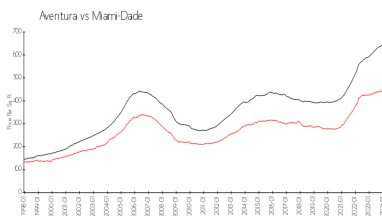
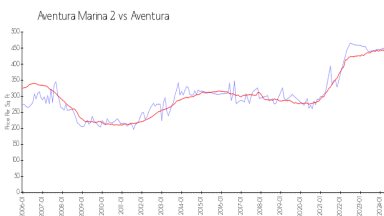
Aventura Marina 2 Condominium Association Inc  
 305-932-3749

<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 |