

Unit PH04 - Aria on the Bay

PH04 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11531570
Status:	Active
Size:	0 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,215,000
Valuated Price:	\$1,103,000
Valuated PPSF:	\$897

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:	23
Building inventory for sale:	3%
Number of sales over the last 12 months:	39
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	9

Building Association Information

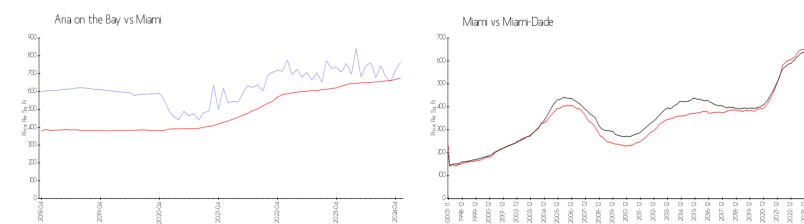
Aria on the Bay
Condominium Association, INC
Address: 488 NE 18th St,
Miami, FL 33132
Phone: +1 786-753-5611

<https://ariaonthebay.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1703	759 sq ft	May 2024	\$540,000	\$711
4908	1,390 sq ft	May 2024	\$1,049,000	\$755
2803	759 sq ft	May 2024	\$495,000	\$652
4115	2,018 sq ft	May 2024	\$2,250,000	\$1,115
4810	1,580 sq ft	May 2024	\$1,350,000	\$854

Market Information



Aria on the Bay: \$765/sq. ft.
Miami: \$675/sq. ft.

Miami: \$675/sq. ft.
Miami-Dade: \$703/sq. ft.

Inventory for Sale

Aria on the Bay	4%
Miami	4%



Miami-Dade	3%
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Avg. Time to Close Over Last 12 Months

Aria on the Bay	112 days
Miami	83 days
Miami-Dade	81 days