

# Unit 431 - Alaqua at Aventura

431 - 3001 NE 185 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11540896
Status:	Active
Size:	1,171 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$560,000
List PPSF:	\$478
Valuated Price:	\$428,000
Valuated PPSF:	\$365

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

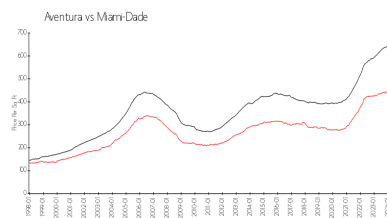
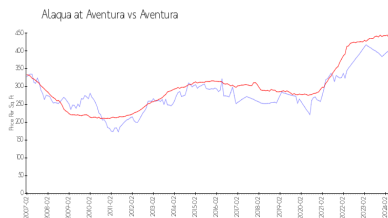
## Building Association Information

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