

Unit 2-1109 - Atrium

2-1109 - 3131 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11553114
 Status: Active
 Size: 1,241 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking
 View:
 List Price: \$690,000
 List PPSF: \$556
 Valuated Price: \$555,000
 Valuated PPSF: \$447

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: 192
 Number of active listings for rent: 11
 Number of active listings for sale: 11
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

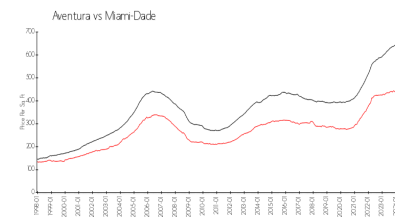
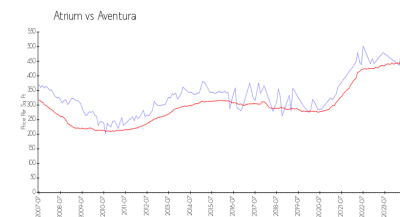
Building Association Information

Atrium at Aventura Condominium
 Association Inc
 305-918-0097

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2-607	1,798 sq ft	Apr 2024	\$855,000	\$476
2-1005	1,432 sq ft	Mar 2024	\$635,000	\$443
1-1110	1,241 sq ft	Jan 2024	\$640,000	\$516
1-1212	1,800 sq ft	Dec 2023	\$950,000	\$528
2-310	2,232 sq ft	Dec 2023	\$935,000	\$419

Market Information

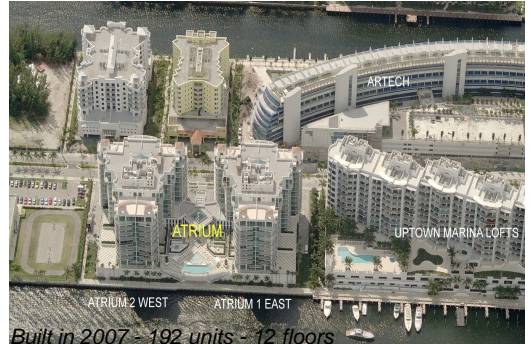


Atrium: \$480/sq. ft.
 Aventura: \$437/sq. ft.
 Aventura: \$437/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Atrium 6%
 Aventura 5%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months



Atrium
Aventura
Miami-Dade

74 days
89 days
81 days