

# Unit 711 - Eastside

711 - 3000 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11560086  
 Status: Active  
 Size: 1,794 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Deeded Parking

View:

List Price: \$769,000  
 List PPSF: \$429  
 Valuated Price: \$653,000  
 Valuated PPSF: \$364

*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: 39  
 Number of active listings for rent: 3  
 Number of active listings for sale: 2  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

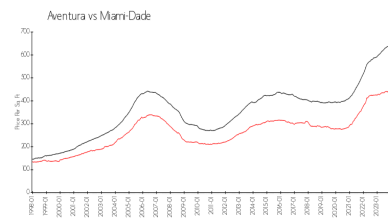
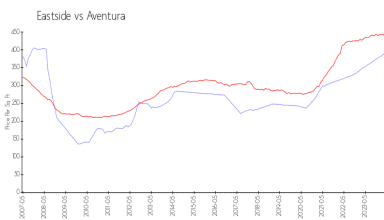
## Building Association Information

Eastside Condominiums  
 (305) 863-8140

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,210 sq ft	Nov 2023	\$550,000	\$455
PH701	1,794 sq ft	Jul 2023	\$700,000	\$390

## Market Information



Eastside: \$390/sq. ft.      Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Eastside: 5%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Eastside: 57 days  
 Aventura: 89 days



