

# Unit 2602 - Aria on the Bay

2602 - 488 NE 18 St, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11575897
Status:	Active
Size:	766 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Valet Parking
View:	Bay
Rental Price:	\$4,000
List PPSF:	\$5
Valuated Price:	\$504,000
Valuated PPSF:	\$658

*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

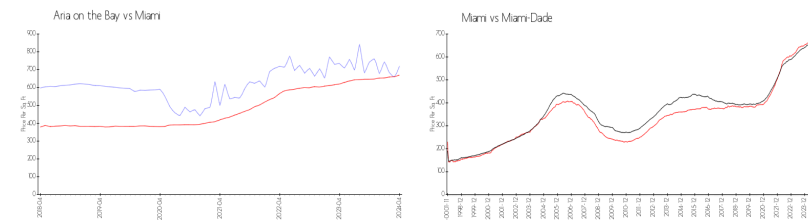
Number of units:	648
Number of active listings for rent:	0
Number of active listings for sale:	25
Building inventory for sale:	3%
Number of sales over the last 12 months:	36
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	7

## 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>

## Market Information



Aria on the Bay:	\$719/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Aria on the Bay	4%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Aria on the Bay	113 days
Miami	84 days
Miami-Dade	81 days

