

# Unit 717 - Aventura Marina 2

717 - 3330 NE 190 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11804379
Status:	Active
Size:	1,824 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$710,000
List PPSF:	\$389
Valuated Price:	\$657,000
Valuated PPSF:	\$360

*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:	252
Number of active listings for rent:	11
Number of active listings for sale:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

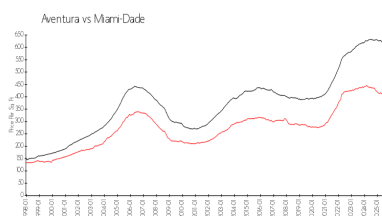
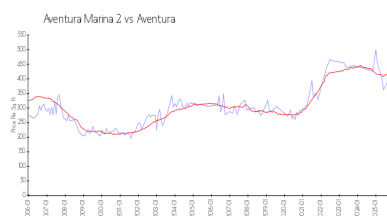
Aventura Marina 2 Condominium Association Inc  
305-932-3749

<https://www.aventuramarina2.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1419	1,866 sq ft	Sep 2025	\$739,000	\$396
416	1,846 sq ft	Sep 2025	\$595,000	\$322
2010	1,866 sq ft	Sep 2025	\$700,000	\$375
2915	1,849 sq ft	Jun 2025	\$790,000	\$427
TH18	2,503 sq ft	Jun 2025	\$830,000	\$332

## Market Information



Aventura Marina 2: \$411/sq. ft.  
Aventura: \$411/sq. ft.

Aventura: \$411/sq. ft.  
Miami-Dade: \$671/sq. ft.

## Inventory for Sale

Aventura Marina 2	4%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Aventura Marina 2	74 days
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Aventura  
Miami-Dade

98 days  
77 days