

Unit LPH02 - Echo Aventura

LPH02 - 3250 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11835378
 Status: Pending
 Size: 2,307 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Deeded Parking,Electric Vehicle Charging Station,Guest Parking,Valet Parking

View:
 List Price: \$1,750,000
 List PPSF: \$759
 Valuated Price: \$1,583,000
 Valuated PPSF: \$653

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: 190
 Number of active listings for rent: 0
 Number of active listings for sale: 28
 Building inventory for sale: 14%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

Building Association Information

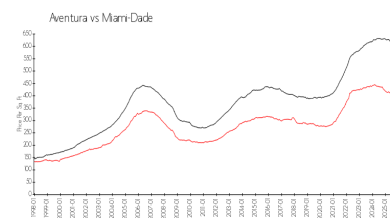
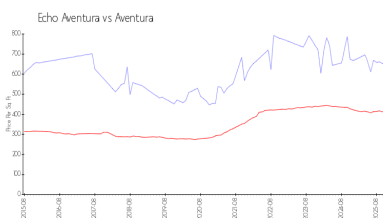
Echo Aventura
 Address: #305, 3250 NE 188th St, Aventura, FL 33180
 Phone: 786-383-1553

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
UPH01	2,103 sq ft	Oct 2025	\$1,472,000	\$700
607	2,441 sq ft	Oct 2025	\$1,650,000	\$676
Lph08	2,518 sq ft	Sep 2025	\$1,757,200	\$698
UPH15 + ROOF	2,962 sq ft	Aug 2025	\$2,200,000	\$743
TOP				
LPH12	2,559 sq ft	Jul 2025	\$1,810,000	\$707

Market Information

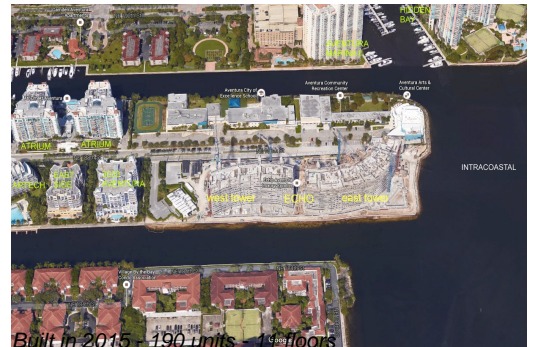


Echo Aventura: \$646/sq. ft.
 Aventura: \$411/sq. ft.

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

Inventory for Sale

Echo Aventura 15%
 Aventura 6%



Miami-Dade	4%
------------	----

Avg. Time to Close Over Last 12 Months

Echo Aventura	114 days
Aventura	98 days
Miami-Dade	77 days