

# Unit 225 - Alaqua at Aventura

225 - 3001 NE 185 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11852726
Status:	Active
Size:	1,167 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$535,200
List PPSF:	\$459
Valuated Price:	\$422,000
Valuated PPSF:	\$362

*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:	193
Number of active listings for rent:	10
Number of active listings for sale:	19
Building inventory for sale:	9%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Building Association Information

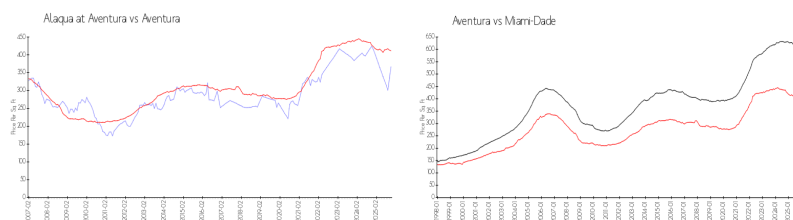
Alaqua Condominium & Property Management  
305-792-4921

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
336	836 sq ft	Dec 2025	\$290,000	\$347
517	1,365 sq ft	Nov 2025	\$555,000	\$407
127	1,365 sq ft	Sep 2025	\$400,000	\$293
328	977 sq ft	Jul 2025	\$290,000	\$297
209	968 sq ft	Jul 2025	\$336,000	\$347

## Market Information



Alaqua at Aventura: \$368/sq. ft.  
Aventura: \$411/sq. ft.

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

## Inventory for Sale

Alaqua at Aventura	10%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Alaqua at Aventura	84 days
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Aventura  
Miami-Dade

98 days  
77 days