

# Unit 18345 NE 30th Pl - Aventura Bay TH

18345 NE 30th Pl - 18345-18480 NE 30 Pl, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11853396  
 Status: Active  
 Size: 2,020 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking  
 View:  
 List Price: \$985,000  
 List PPSF: \$488  
 Valuated Price: \$882,000  
 Valuated PPSF: \$437

*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

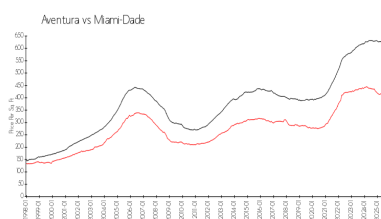
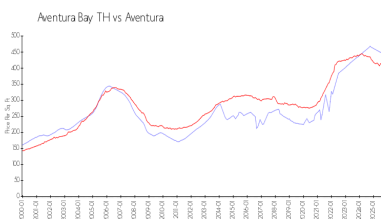
Number of units: 65  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 0  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

AVENTURA BAY TOWNHOMES  
 CONDOMINIUM ASSOCIATION, INC.  
 UNITED COMMUNITY MANAGEMENT CORP  
 11784 W SAMPLE RD  
 CORAL SPRINGS FL 33065  
 PHONE 954-752-8119  
 FAX 954-752-3352

<https://>

## Market Information



Aventura Bay TH:	\$440/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

## Inventory for Sale

Aventura Bay TH	5%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Aventura Bay TH	79 days
Aventura	98 days
Miami-Dade	77 days

