

# Unit 18475 NE 30th PI - Aventura Bay TH

18475 NE 30th PI - 18345-18480 NE 30 PI, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11921713
Status:	Active
Size:	1,840 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$925,000
List PPSF:	\$503
Valuated Price:	\$803,000
Valuated PPSF:	\$436

*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

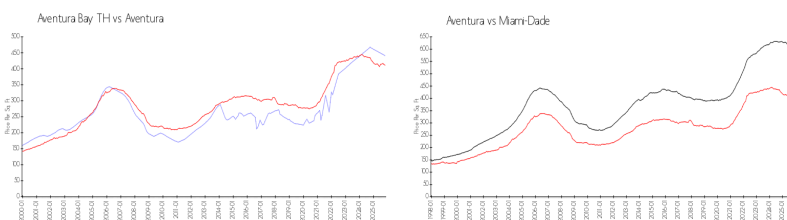
Number of units:	65
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	4%
Number of sales over the last 12 months:	0
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## 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

