

# Unit 622 - Venture at Aventura West

622 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

## Unit Information

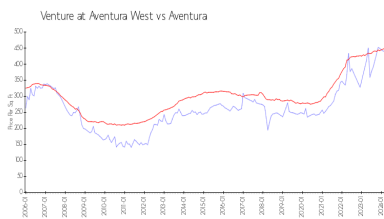
MLS Number:	A11553494
Status:	Active
Size:	1,179 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	Pool Area View
Rental Price:	\$3,100
List PPSF:	\$3
Valuated Price:	\$450,000
Valuated PPSF:	\$382

*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.*

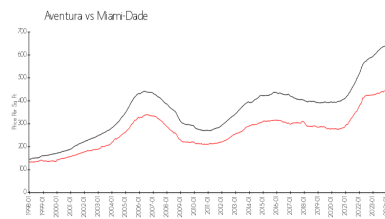
## Building Information

Number of units:	191
Number of active listings for rent:	23
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

## Market Information



Venture at Aventura West: \$431/sq. ft.  
Aventura: \$438/sq. ft.



Aventura: \$438/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Venture at Aventura West	3%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Venture at Aventura West	59 days
Aventura	89 days
Miami-Dade	81 days

