

# Unit 401 - Aventi at Aventura

401 - 2801-2991 185 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11410033
Status:	Active
Size:	1,361 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$492,000
List PPSF:	\$361
Valuated Price:	\$426,000
Valuated PPSF:	\$324

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:	6
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

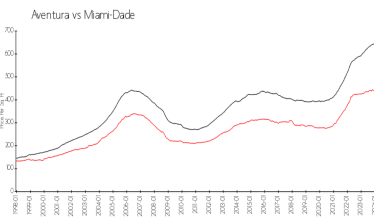
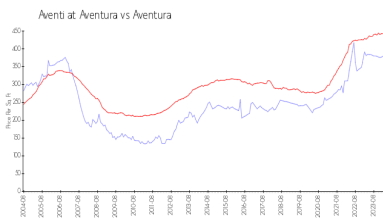
## Building Association Information

Aventi at Aventura Condominiums Associates Inc  
305-931-6760

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	1,450 sq ft	Dec 2023	\$512,000	\$353
704	1,316 sq ft	Dec 2023	\$425,000	\$323
1313	1,450 sq ft	Aug 2023	\$520,000	\$359
1701	1,316 sq ft	Jun 2023	\$510,000	\$388
904	1,481 sq ft	Jun 2023	\$595,000	\$402

## Market Information



Aventi at Aventura: \$381/sq. ft.  
Aventura: \$438/sq. ft.

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Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Aventi at Aventura	4%
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Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Aventi at Aventura  
Aventura  
Miami-Dade

31 days  
87 days  
81 days