

# Unit 1028 - Venture at Aventura East

1028 - 18800 NE 29 Av, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11440466  
 Status: Active  
 Size: 835 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$390,000  
 List PPSF: \$467  
 Valuated Price: \$321,000  
 Valuated PPSF: \$384

*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.*



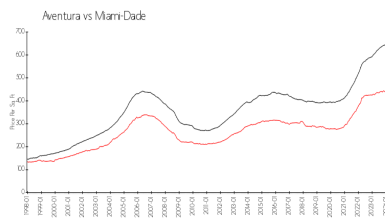
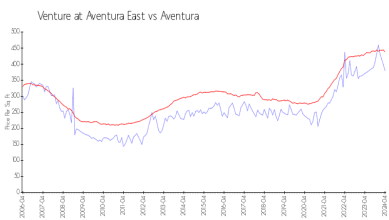
## Building Information

Number of units: 309  
 Number of active listings for rent: 23  
 Number of active listings for sale: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
617	1,074 sq ft	Apr 2024	\$397,000	\$370
703	1,057 sq ft	Feb 2024	\$535,000	\$506
1007	754 sq ft	Dec 2023	\$350,000	\$464
527	1,174 sq ft	Nov 2023	\$420,000	\$358
326	1,252 sq ft	Oct 2023	\$475,000	\$379
324	1,086 sq ft	Oct 2023	\$425,000	\$391

## Market Information



Venture at Aventura East: \$380/sq. ft.  
 Aventura: \$438/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Venture at Aventura East: 3%  
 Aventura: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Venture at Aventura East: 63 days  
 Aventura: 87 days  
 Miami-Dade: 81 days