

# Unit 326 - Venture at Aventura West

326 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11475576  
 Status: Active  
 Size: 1,252 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$480,000  
 List PPSF: \$383  
 Valuated Price: \$487,000  
 Valuated PPSF: \$389

*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.*

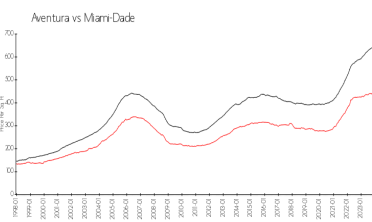
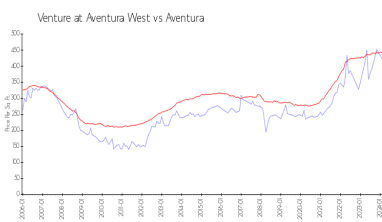
## Building Information

Number of units: 191  
 Number of active listings for rent: 23  
 Number of active listings for sale: 4  
 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: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
228	835 sq ft	Mar 2024	\$370,000	\$443
610	752 sq ft	Nov 2023	\$360,000	\$479
501	765 sq ft	Nov 2023	\$360,000	\$471
312	1,128 sq ft	Oct 2023	\$455,000	\$403
220	1,070 sq ft	Oct 2023	\$415,000	\$388

## Market Information



Venture at Aventura West:	\$406/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Venture at Aventura West: 2%  
 Aventura: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Venture at Aventura West: 48 days  
 Aventura: 87 days  
 Miami-Dade: 81 days

