

Unit 120 - Venture at Aventura West

120 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11489712
 Status: Active
 Size: 1,070 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking
 View:
 List Price: \$540,500
 List PPSF: \$505
 Valuated Price: \$408,000
 Valuated PPSF: \$381

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.

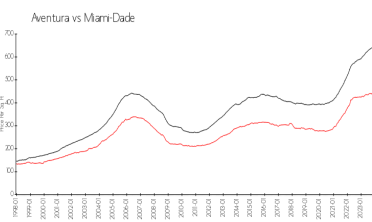
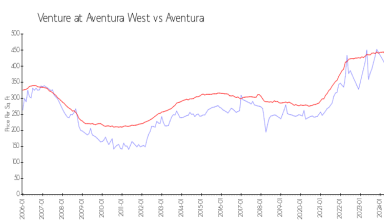
Building Information

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

