

Unit 1203 - Aventi at Aventura

1203 - 2801-2991 185 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11526265
Status:	Active
Size:	1,270 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Covered Parking, Detached, Guest Parking
View:	
List Price:	\$545,000
List PPSF:	\$429
Valuated Price:	\$484,000
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:	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

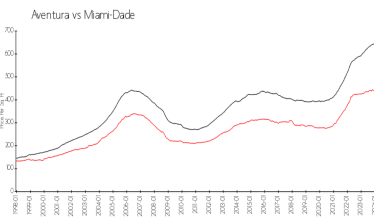
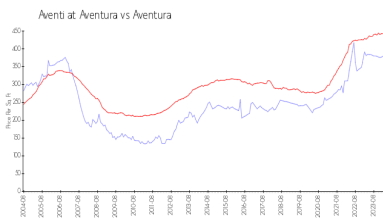
Building Association Information

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.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Aventi at Aventura	4%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Aventi at Aventura
Aventura
Miami-Dade

31 days
87 days
81 days