

Unit 1608 - Aventi at Aventura

1608 - 2801-2991 185 St, Aventura, FL, Miami-Dade 33180

Unit Information

| | |
|-----------------|----------------------------------|
| MLS Number: | A11535541 |
| Status: | Active |
| Size: | 859 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces,Covered Parking |
| View: | |
| List Price: | \$497,600 |
| List PPSF: | \$579 |
| Valuated Price: | \$331,000 |
| Valuated PPSF: | \$385 |

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

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|--|-----|
| Number of units: | 190 |
| Number of active listings for rent: | 6 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

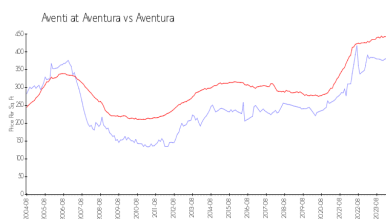
Building Association Information

Aventi at Aventura Condominiums Associates Inc
305-931-6760

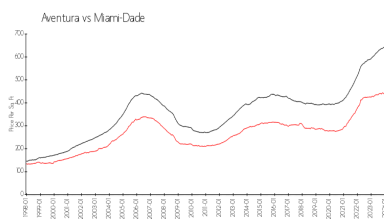
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1102 | 859 sq ft | May 2024 | \$325,000 | \$378 |
| 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: \$386/sq. ft.
Aventura: \$437/sq. ft.



Aventura: \$437/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

| | |
|--------------------|----|
| Aventi at Aventura | 3% |
| Aventura | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



| | |
|--------------------|---------|
| Aventi at Aventura | 38 days |
| Aventura | 89 days |
| Miami-Dade | 81 days |