

# Unit PH29 - Venture at Aventura West

PH29 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

## Unit Information

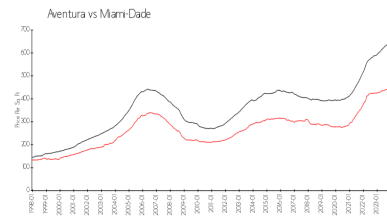
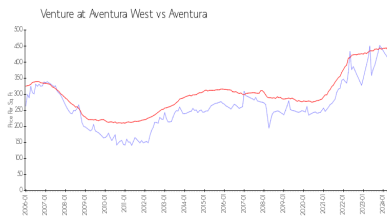
MLS Number: A11546719  
 Status: Active  
 Size: 1,073 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View: Pool Area View  
 Rental Price: \$3,950  
 List PPSF: \$4  
 Valuated Price: \$440,000  
 Valuated PPSF: \$410

*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: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Market Information



Venture at Aventura West:	\$411/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Venture at Aventura West: 3%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Venture at Aventura West: 45 days  
 Aventura: 89 days  
 Miami-Dade: 81 days

