

# Unit 816 - Venture at Aventura East

816 - 18800 NE 29 Av, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11564890
Status:	Active
Size:	1,065 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$510,000
List PPSF:	\$479
Valuated Price:	\$414,000
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.*

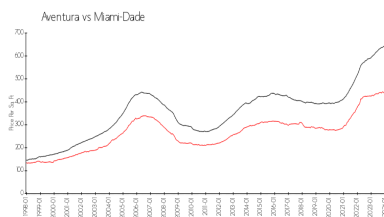
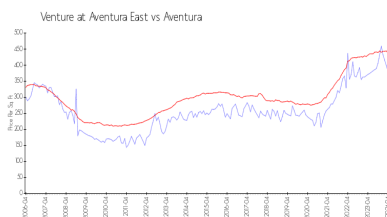
## Building Information

Number of units:	309
Number of active listings for rent:	23
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
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
617	1,074 sq ft	Apr 2024	\$397,000	\$370
703	1,057 sq ft	Feb 2024	\$535,000	\$506
1007	754 sq ft	Dec 2023	\$350,000	\$464
527	1,174 sq ft	Nov 2023	\$420,000	\$358
326	1,252 sq ft	Oct 2023	\$475,000	\$379
324	1,086 sq ft	Oct 2023	\$425,000	\$391

## Market Information



Venture at Aventura East:	\$380/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Venture at Aventura East	3%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Venture at Aventura East	63 days
Aventura	89 days
Miami-Dade	81 days

