

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.



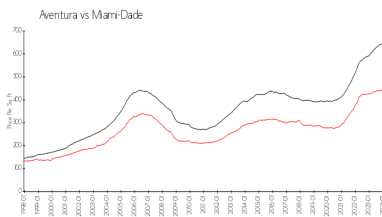
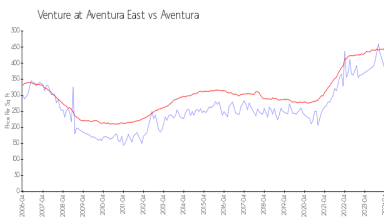
Building Information

Number of units: 309
 Number of active listings for rent: 23
 Number of active listings for sale: 8
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

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

Inventory for Sale

Venture at Aventura East: 3%
 Aventura: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Venture at Aventura East: 63 days
 Aventura: 87 days
 Miami-Dade: 81 days