

# Unit 314 - Venture at Aventura West

314 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

## Unit Information

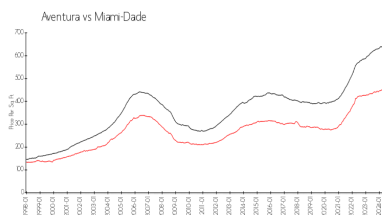
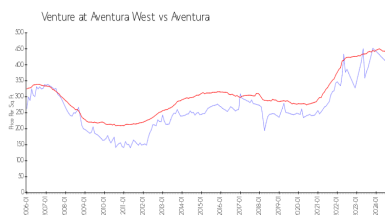
MLS Number: A11579179  
 Status: Active  
 Size: 1,367 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View: Other View  
 Rental Price: \$4,050  
 List PPSF: \$3  
 Valuated Price: \$603,000  
 Valuated PPSF: \$441

*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: 8  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Market Information



Venture at Aventura West: \$401/sq. ft.  
 Aventura: \$434/sq. ft.

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

## Inventory for Sale

Venture at Aventura West: 4%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Venture at Aventura West: 90 days  
 Aventura: 99 days  
 Miami-Dade: 85 days

