

Unit 414 - Venture at Aventura West

414 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

Unit Information

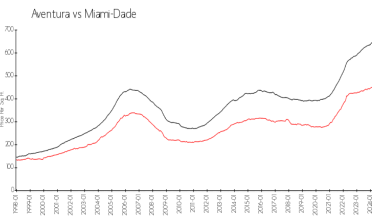
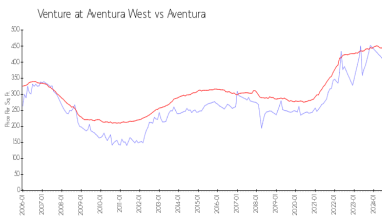
MLS Number: A11583271
 Status: Active
 Size: 1,367 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View: Other View
 Rental Price: \$3,900
 List PPSF: \$3
 Valuated Price: \$611,000
 Valuated PPSF: \$447

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: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

Market Information



| | | | |
|---------------------------|---------------|-------------|---------------|
| Venture at Aventura West: | \$402/sq. ft. | Aventura: | \$438/sq. ft. |
| Aventura: | \$438/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

Venture at Aventura West: 3%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Venture at Aventura West: 71 days
 Aventura: 101 days
 Miami-Dade: 85 days

