

# Unit 417 - Venture at Aventura West

417 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

## Unit Information

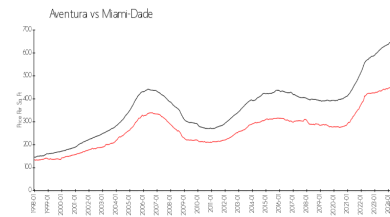
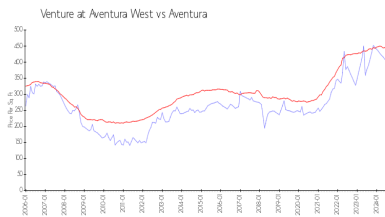
MLS Number: A11585510  
 Status: Active  
 Size: 1,074 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$2,750  
 List PPSF: \$3  
 Valuated Price: \$412,000  
 Valuated PPSF: \$384

*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: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

## Market Information



Venture at Aventura West:	\$397/sq. ft.	Aventura:	\$439/sq. ft.
Aventura:	\$439/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Venture at Aventura West: 2%  
 Aventura: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Venture at Aventura West: 65 days  
 Aventura: 97 days  
 Miami-Dade: 84 days

