

# Unit 718 - Venture at Aventura East

718 - 18800 NE 29 Av, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11587626  
 Status: Pending  
 Size: 1,412 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Valet Parking  
 View:  
 List Price: \$630,000  
 List PPSF: \$446  
 Valuated Price: \$517,000  
 Valuated PPSF: \$366

*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.*

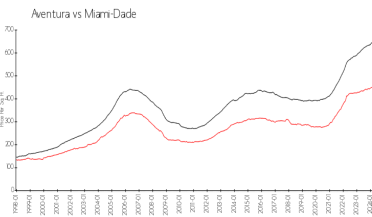
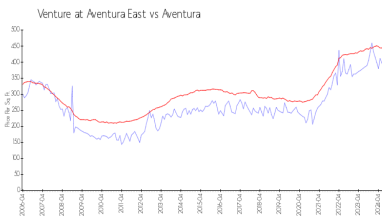
## Building Information

Number of units: 309  
 Number of active listings for rent: 23  
 Number of active listings for sale: 15  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
415	1,230 sq ft	Sep 2024	\$375,000	\$305
430	841 sq ft	May 2024	\$360,000	\$428
530	841 sq ft	May 2024	\$354,000	\$421
428	835 sq ft	May 2024	\$340,000	\$407
617	1,074 sq ft	Apr 2024	\$397,000	\$370

## Market Information



Venture at Aventura East: \$373/sq. ft.  
 Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.  
 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Venture at Aventura East: 5%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Venture at Aventura East: 49 days  
 Aventura: 101 days  
 Miami-Dade: 85 days

