

Unit 415 - Venture at Aventura East

415 - 18800 NE 29 Av, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11590506
Status:	Closed
Size:	1,230 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$425,000
List PPSF:	\$346
Valuated Price:	\$381,000
Valuated PPSF:	\$356

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.

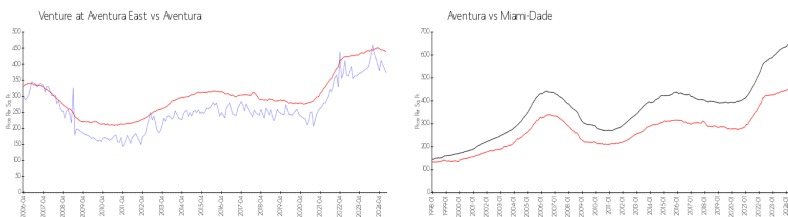
Building Information

Number of units:	309
Number of active listings for rent:	23
Number of active listings for sale:	16
Building inventory for sale:	5%
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	99 days
Miami-Dade	85 days

