

Unit 405 - Venture at Aventura East

405 - 18800 NE 29 Av, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11596465
 Status: Active
 Size: 1,081 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking
 View:
 List Price: \$460,000
 List PPSF: \$426
 Valuated Price: \$380,000
 Valuated PPSF: \$352

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.

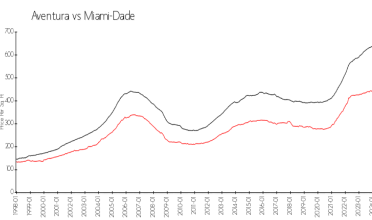
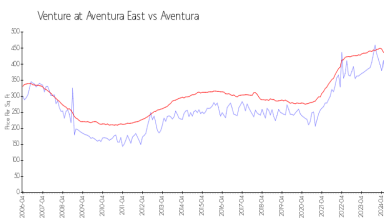
Building Information

Number of units: 309
 Number of active listings for rent: 23
 Number of active listings for sale: 14
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
703	1,057 sq ft	Feb 2024	\$535,000	\$506

Market Information



Venture at Aventura East:	\$368/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Venture at Aventura East: 5%
 Aventura: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Venture at Aventura East: 59 days
 Aventura: 94 days
 Miami-Dade: 83 days

