

# Unit 1022 - Venture at Aventura East

1022 - 18800 NE 29 Av, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11607722  
 Status: Active  
 Size: 1,179 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$450,000  
 List PPSF: \$382  
 Valuated Price: \$438,000  
 Valuated PPSF: \$372

*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.*

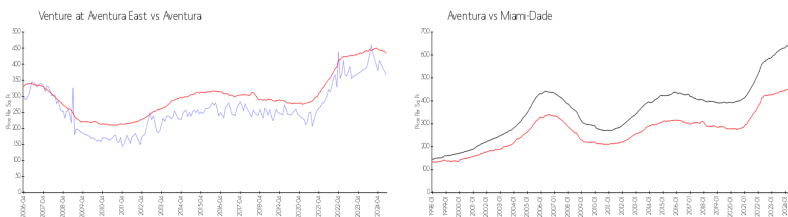
## Building Information

Number of units: 309  
 Number of active listings for rent: 23  
 Number of active listings for sale: 19  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
718	1,412 sq ft	Oct 2024	\$615,000	\$436
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

## Market Information



Venture at Aventura East:	\$367/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Venture at Aventura East: 52 days  
 Aventura: 99 days  
 Miami-Dade: 85 days

