

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: \$446,000
 Valuated PPSF: \$378

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.

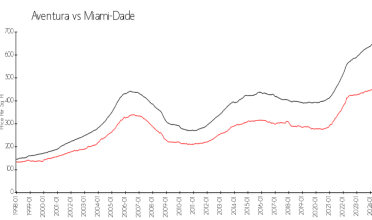
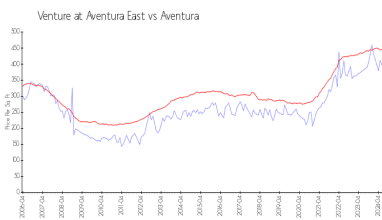
Building Information

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: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 0

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:	\$374/sq. ft.	Aventura:	\$439/sq. ft.
Aventura:	\$439/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Venture at Aventura East: 63 days
 Aventura: 97 days
 Miami-Dade: 84 days

