

Unit 224 - Venture at Aventura West

224 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11615407
Status:	Active Under Contract
Size:	1,086 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$450,000
List PPSF:	\$414
Valuated Price:	\$434,000
Valuated PPSF:	\$400

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.

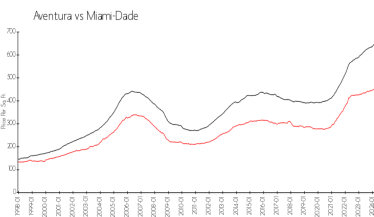
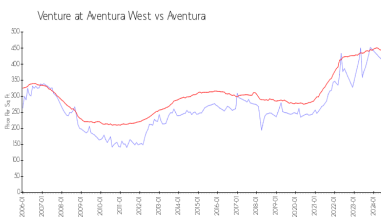
Building Information

Number of units:	191
Number of active listings for rent:	23
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
120	1,070 sq ft	May 2024	\$487,500	\$456
507	754 sq ft	May 2024	\$345,000	\$458
228	835 sq ft	Mar 2024	\$370,000	\$443
610	752 sq ft	Nov 2023	\$360,000	\$479
501	765 sq ft	Nov 2023	\$360,000	\$471

Market Information



Venture at Aventura West:	\$402/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Venture at Aventura West	3%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Venture at Aventura West	71 days
Aventura	101 days
Miami-Dade	85 days

