

# Unit 224 - Venture at Aventura West

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

## Unit Information

MLS Number: A11615407  
 Status: Active  
 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: \$431,000  
 Valuated PPSF: \$397

*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.*

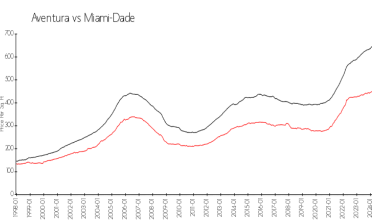
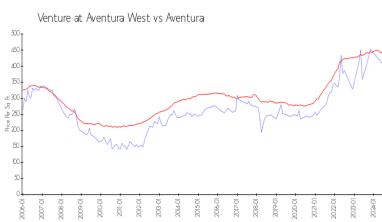
## Building Information

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: 3  
 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:	\$398/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/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: 65 days  
 Aventura: 97 days  
 Miami-Dade: 84 days

