

# Unit 1801 - Aventi at Aventura

1801 - 2801-2991 185 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11616525
Status:	Active
Size:	1,316 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Covered Parking
View:	
List Price:	\$495,000
List PPSF:	\$376
Valuated Price:	\$522,000
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:	190
Number of active listings for rent:	6
Number of active listings for sale:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

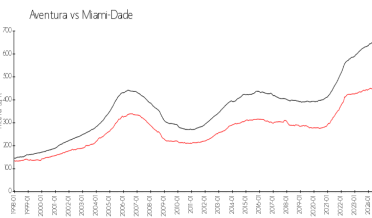
## Building Association Information

Aventi at Aventura Condominiums Associates Inc  
305-931-6760

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
903	1,316 sq ft	Aug 2024	\$439,000	\$334
1504	1,450 sq ft	Aug 2024	\$575,000	\$397
1102	859 sq ft	May 2024	\$325,000	\$378
501	1,450 sq ft	Dec 2023	\$512,000	\$353
704	1,316 sq ft	Dec 2023	\$425,000	\$323

## Market Information



Aventi at Aventura: \$396/sq. ft.  
Aventura: \$437/sq. ft.

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Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Aventi at Aventura	6%
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Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Aventi at Aventura  
Aventura  
Miami-Dade

34 days  
97 days  
84 days