

Unit 113 - Venture at Aventura East

113 - 18800 NE 29 Av, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11640681
 Status: Active
 Size: 1,091 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$550,000
 List PPSF: \$504
 Valuated Price: \$371,000
 Valuated PPSF: \$340

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.

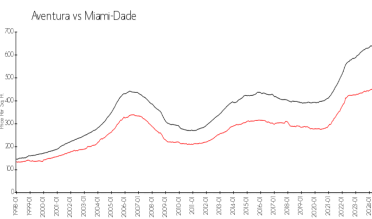
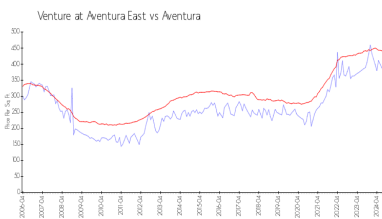
Building Information

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: 8
 Number of sales over the last 6 months: 3
 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: 101 days
 Miami-Dade: 86 days

