

Unit 1305 - Aventi at Aventura

1305 - 2801-2991 185 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11646776
Status:	Active
Size:	859 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Other Parking
View:	
List Price:	\$399,000
List PPSF:	\$464
Valuated Price:	\$303,000
Valuated PPSF:	\$353

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:	16
Building inventory for sale:	8%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

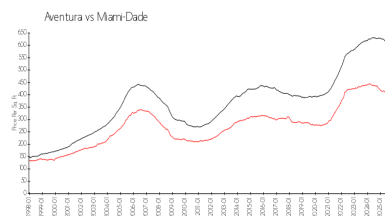
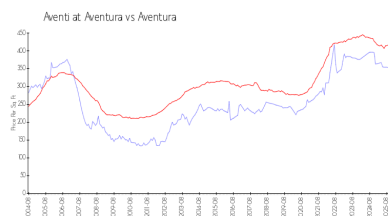
Aventi at Aventura Condominiums Associates Inc
305-931-6760

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1205	1,270 sq ft	Aug 2025	\$450,000	\$354
1610	859 sq ft	May 2025	\$305,000	\$355
607	859 sq ft	Apr 2025	\$300,000	\$349
1203	1,270 sq ft	Dec 2024	\$380,000	\$299
802	1,481 sq ft	Dec 2024	\$578,000	\$390

Market Information



Aventi at Aventura: \$352/sq. ft.
Aventura: \$411/sq. ft.

Aventura: \$411/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Aventi at Aventura	8%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Aventi at Aventura	63 days
--------------------	---------



Aventura
Miami-Dade

98 days
77 days