

# Unit 803 - Aventi at Aventura

803 - 2801-2991 185 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11661100  
 Status: Pending  
 Size: 1,316 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 Rental Price: \$2,800  
 List PPSF: \$2  
 Valuated Price: \$404,000  
 Valuated PPSF: \$307

*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.*

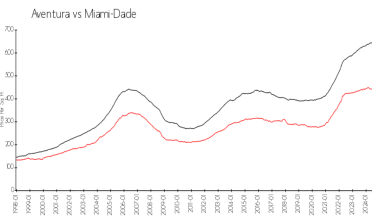
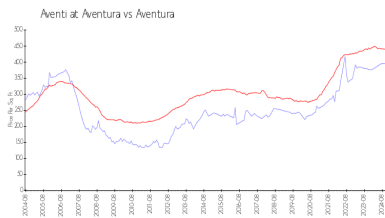
## Building Information

Number of units: 190  
 Number of active listings for rent: 6  
 Number of active listings for sale: 15  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Building Association Information

Aventi at Aventura Condominiums Associates Inc  
 305-931-6760

## Market Information



Aventi at Aventura: \$361/sq. ft.  
 Aventura: \$426/sq. ft.

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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Aventi at Aventura: 8%  
 Aventura: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Aventi at Aventura: 54 days  
 Aventura: 107 days  
 Miami-Dade: 90 days



Built in 2004 - 190 units - 2 floors