

Unit 1304 - Aventi at Aventura

1304 - 2801-2991 185 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11677584
Status:	Active
Size:	1,495 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$635,000
List PPSF:	\$425
Valuated Price:	\$535,000
Valuated PPSF:	\$358

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:	19
Building inventory for sale:	10%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

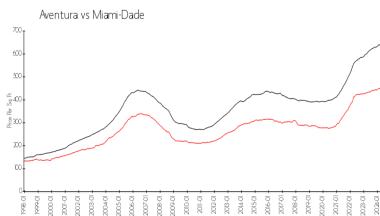
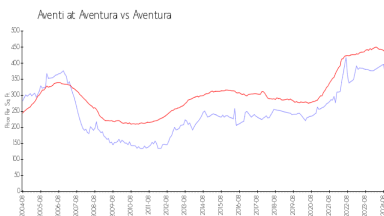
Building Association Information

Aventi at Aventura Condominiums Associates Inc
305-931-6760

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1706	1,481 sq ft	Nov 2024	\$585,000	\$395
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: \$358/sq. ft.
Aventura: \$434/sq. ft.

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Miami-Dade: \$694/sq. ft.

Inventory for Sale

Aventi at Aventura	10%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Aventi at Aventura	30 days
Aventura	102 days
Miami-Dade	86 days

