

# Unit PH26 - Venture at Aventura East

PH26 - 18800 NE 29 Av, Aventura, FL, Miami-Dade 33180

## Unit Information

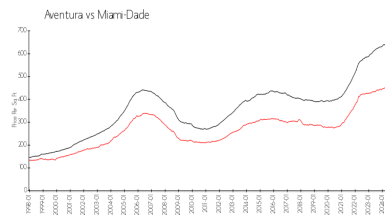
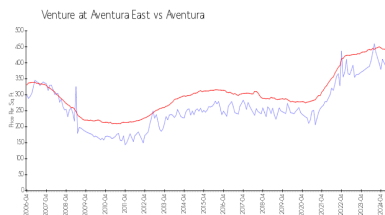
MLS Number:	A11693861
Status:	Active
Size:	1,252 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	Garden View,Pool Area View
Rental Price:	\$3,300
List PPSF:	\$3
Valuated Price:	\$517,000
Valuated PPSF:	\$413

*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:	16
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## 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	5%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Venture at Aventura East	64 days
Aventura	103 days
Miami-Dade	87 days

