

# Unit 408 - Venture at Aventura West

408 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

## Unit Information

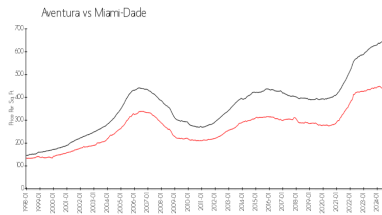
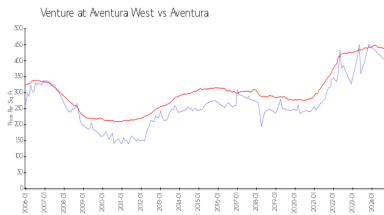
MLS Number:	A11702451
Status:	Active
Size:	1,075 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	
View:	Other View
Rental Price:	\$3,250
List PPSF:	\$3
Valuated Price:	\$408,000
Valuated PPSF:	\$380

*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:	191
Number of active listings for rent:	23
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Market Information



Venture at Aventura West:	\$393/sq. ft.	Aventura:	\$433/sq. ft.
Aventura:	\$433/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Venture at Aventura West	4%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Venture at Aventura West	85 days
Aventura	105 days
Miami-Dade	88 days

