

Unit 407 - Venture at Aventura West

407 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11819678
 Status: Active
 Size: 754 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$340,000
 List PPSF: \$451
 Valuated Price: \$135,000
 Valuated PPSF: \$179

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.

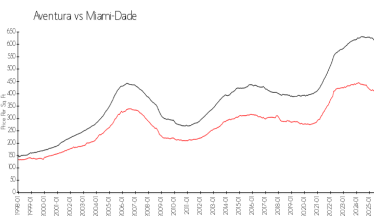
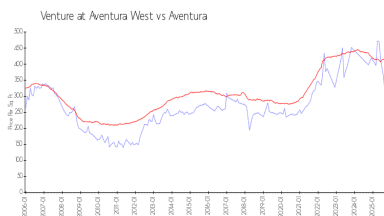
Building Information

Number of units: 191
 Number of active listings for rent: 23
 Number of active listings for sale: 18
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH6	1,329 sq ft	Aug 2025	\$475,000	\$357
521	845 sq ft	May 2025	\$350,000	\$414
511	787 sq ft	Mar 2025	\$350,000	\$445

Market Information



Venture at Aventura West:	\$185/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Venture at Aventura West: 9%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Venture at Aventura West: 63 days
 Aventura: 98 days
 Miami-Dade: 77 days

