

Unit 424 - Venture at Aventura West

424 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11824164
Status:	Active
Size:	1,086 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$429,900
List PPSF:	\$396
Valuated Price:	\$204,000
Valuated PPSF:	\$188

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.

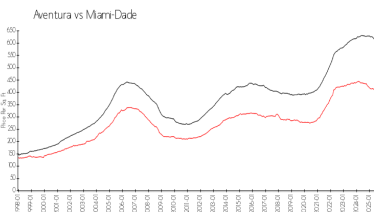
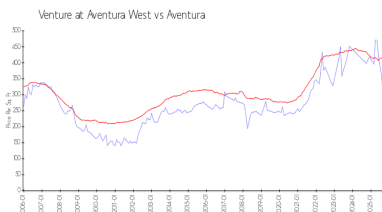
Building Information

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

