

# Unit 309 - Venture at Aventura West

309 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| MLS Number:     | A11892767                                                          |
| Status:         | Active                                                             |
| Size:           | 1,099 Sq ft.                                                       |
| Bedrooms:       | 2                                                                  |
| Full Bathrooms: | 2                                                                  |
| Half Bathrooms: | 0                                                                  |
| Parking Spaces: | 2 Or More Spaces,Assigned<br>Parking,Covered Parking,Valet Parking |
| View:           |                                                                    |
| List Price:     | \$459,000                                                          |
| List PPSF:      | \$418                                                              |
| Valuated Price: | \$195,000                                                          |
| Valuated PPSF:  | \$177                                                              |

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.

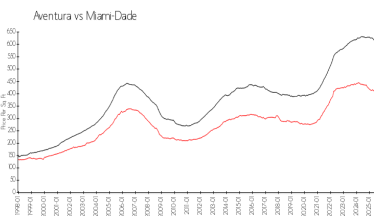
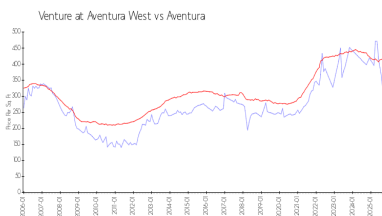
## Building Information

|                                          |     |
|------------------------------------------|-----|
| 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 |

