

# Unit 802 - Aventi at Aventura

802 - 2801-2991 185 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: RX-10952868  
 Status: Active  
 Size: 1,481 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$519,000  
 List PPSF: \$350  
 Valuated Price: \$480,000  
 Valuated PPSF: \$324

*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: 190  
 Number of active listings for rent: 6  
 Number of active listings for sale: 7  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

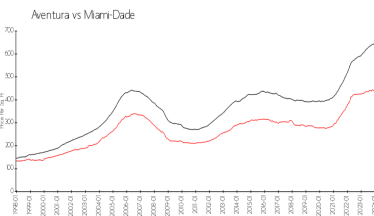
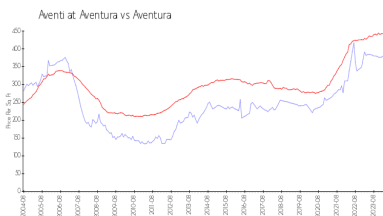
## Building Association Information

Aventi at Aventura Condominiums Associates Inc  
 305-931-6760

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	1,450 sq ft	Dec 2023	\$512,000	\$353
704	1,316 sq ft	Dec 2023	\$425,000	\$323
1313	1,450 sq ft	Aug 2023	\$520,000	\$359
1701	1,316 sq ft	Jun 2023	\$510,000	\$388
904	1,481 sq ft	Jun 2023	\$595,000	\$402

## Market Information



Aventi at Aventura: \$381/sq. ft.  
 Aventura: \$438/sq. ft.

Aventura: \$438/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Aventi at Aventura 4%  
 Aventura 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Aventi at Aventura  
Aventura  
Miami-Dade

31 days  
87 days  
81 days