

Unit 903 - Aventi at Aventura

903 - 2801-2991 185 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: RX-10956055
 Status: Active
 Size: 1,316 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Garage - Attached, Guest
 View:
 List Price: \$459,000
 List PPSF: \$349
 Valuated Price: \$477,000
 Valuated PPSF: \$362

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

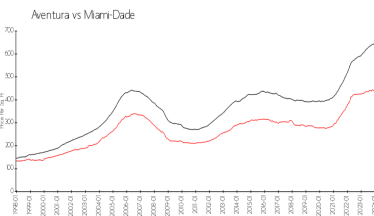
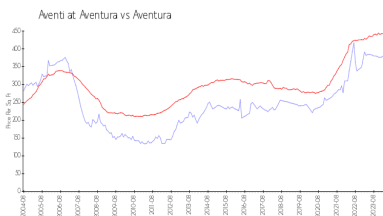
Building Association Information

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