

Unit 816 - Venture at Aventura East

816 - 18800 NE 29 Av, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: RX-11019525
 Status: Active
 Size: 1,065 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned,Covered,Guest
 View:
 List Price: \$499,900
 List PPSF: \$469
 Valuated Price: \$400,000
 Valuated PPSF: \$376

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.



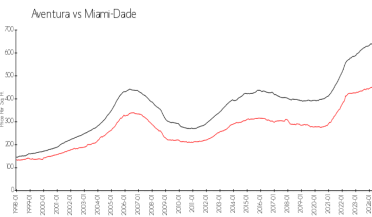
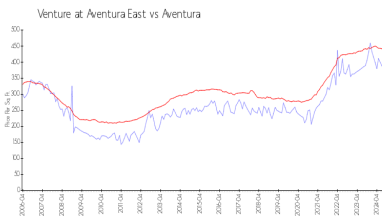
Building Information

Number of units: 309
 Number of active listings for rent: 23
 Number of active listings for sale: 19
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
718	1,412 sq ft	Oct 2024	\$615,000	\$436
415	1,230 sq ft	Sep 2024	\$375,000	\$305
430	841 sq ft	May 2024	\$360,000	\$428
530	841 sq ft	May 2024	\$354,000	\$421
428	835 sq ft	May 2024	\$340,000	\$407

Market Information



Venture at Aventura East: \$367/sq. ft.
 Aventura: \$434/sq. ft.
 Aventura: \$434/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Venture at Aventura East: 6%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Venture at Aventura East: 52 days
 Aventura: 101 days
 Miami-Dade: 86 days