

Unit 326 - Venture at Aventura West

326 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11475576
 Status: Active
 Size: 1,252 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$480,000
 List PPSF: \$383
 Valuated Price: \$493,000
 Valuated PPSF: \$394

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.

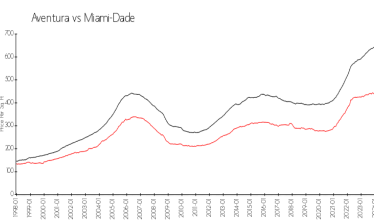
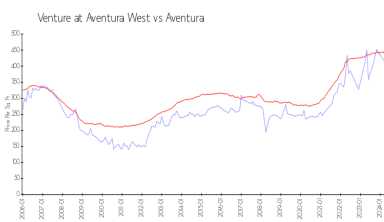
Building Information

Number of units: 191
 Number of active listings for rent: 23
 Number of active listings for sale: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
228	835 sq ft	Mar 2024	\$370,000	\$443
610	752 sq ft	Nov 2023	\$360,000	\$479
501	765 sq ft	Nov 2023	\$360,000	\$471
312	1,128 sq ft	Oct 2023	\$455,000	\$403
220	1,070 sq ft	Oct 2023	\$415,000	\$388

Market Information



Venture at Aventura West:	\$411/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Venture at Aventura West: 3%
 Aventura: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Venture at Aventura West: 45 days
 Aventura: 89 days
 Miami-Dade: 81 days

