

# Unit 120 - Venture at Aventura West

120 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11489712
Status:	Active
Size:	1,070 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$540,500
List PPSF:	\$505
Valuated Price:	\$413,000
Valuated PPSF:	\$386

*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.*

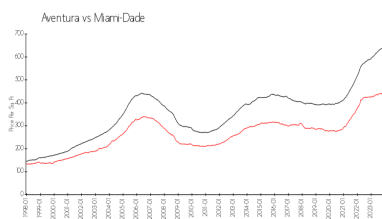
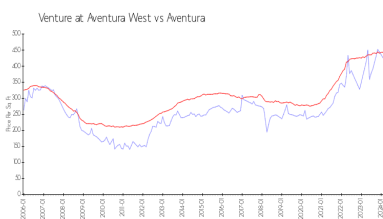
## Building Information

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

