

Unit 2106 - Aventi at Aventura

2106 - 2801-2991 185 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11511199
 Status: Pending
 Size: 1,316 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$429,999
 List PPSF: \$327
 Valuated Price: \$432,000
 Valuated PPSF: \$328

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: 3
 Number of sales over the last 3 months: 1

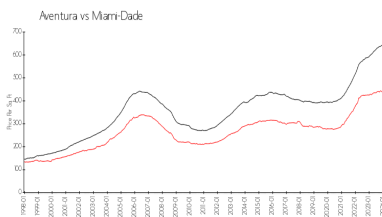
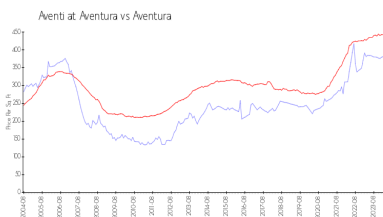
Building Association Information

Aventi at Aventura Condominiums Associates Inc
 305-931-6760

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1102	859 sq ft	May 2024	\$325,000	\$378
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: \$386/sq. ft.
 Aventura: \$437/sq. ft.
 Aventura: \$437/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Aventi at Aventura 4%
 Aventura 5%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months



Aventi at Aventura
Aventura
Miami-Dade

38 days
89 days
81 days