

Unit 524 - Venture at Aventura West

524 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11757934
Status: Active
Size: 1,086 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space,Assigned Parking,Covered Parking

View:
List Price: \$439,900
List PPSF: \$405
Valuated Price: \$207,000
Valuated PPSF: \$191

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.

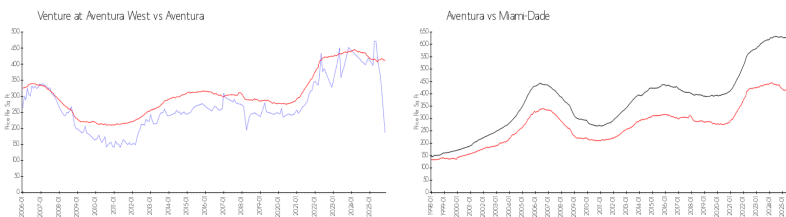
Building Information

Number of units: 191
Number of active listings for rent: 23
Number of active listings for sale: 18
Building inventory for sale: 9%
Number of sales over the last 12 months: 4
Number of sales over the last 6 months: 1
Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH6	1,329 sq ft	Aug 2025	\$475,000	\$357
521	845 sq ft	May 2025	\$350,000	\$414
511	787 sq ft	Mar 2025	\$350,000	\$445
509	1,099 sq ft	Dec 2024	\$450,000	\$409

Market Information



Venture at Aventura West:	\$186/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Venture at Aventura West: 9%
Aventura: 6%
Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Venture at Aventura West: 60 days
Aventura: 98 days
Miami-Dade: 77 days

