

# Unit 326 - Venture at Aventura West

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

## Unit Information

MLS Number:	A11775074
Status:	Active
Size:	1,252 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$475,000
List PPSF:	\$379
Valuated Price:	\$222,000
Valuated PPSF:	\$177

*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.*

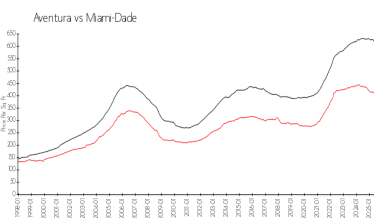
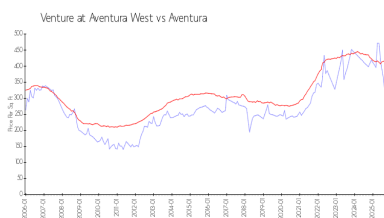
## Building Information

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

