

Unit 1617 - Aventi at Aventura

1617 - 2801-2991 185 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11865223
 Status: Active
 Size: 859 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking
 View:
 List Price: \$310,000
 List PPSF: \$361
 Valuated Price: \$301,000
 Valuated PPSF: \$350

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: 16
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Building Association Information

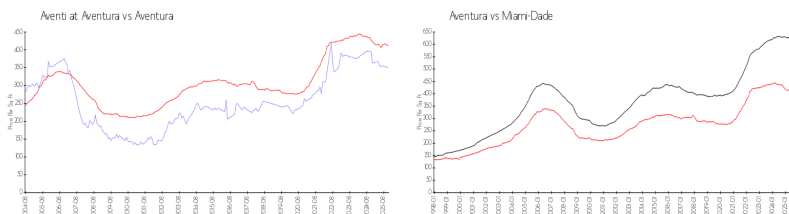
Aventi at Aventura Condominiums Associates Inc
 305-931-6760

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1205 | 1,270 sq ft | Aug 2025 | \$450,000 | \$354 |
| 1610 | 859 sq ft | May 2025 | \$305,000 | \$355 |
| 607 | 859 sq ft | Apr 2025 | \$300,000 | \$349 |
| 1203 | 1,270 sq ft | Dec 2024 | \$380,000 | \$299 |
| 802 | 1,481 sq ft | Dec 2024 | \$578,000 | \$390 |
| 1004 | 1,270 sq ft | Dec 2024 | \$445,000 | \$350 |

Market Information



| | | | |
|---------------------|---------------|-------------|---------------|
| Aventi at Aventura: | \$350/sq. ft. | Aventura: | \$411/sq. ft. |
| Aventura: | \$411/sq. ft. | Miami-Dade: | \$671/sq. ft. |

Inventory for Sale

Aventi at Aventura 8%
 Aventura 6%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months



Aventi at Aventura
Aventura
Miami-Dade

64 days
98 days
77 days