

Unit 804 - Venture at Aventura East

804 - 18800 NE 29 Av, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11873603
 Status: Active
 Size: 1,061 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:
 List Price: \$472,000
 List PPSF: \$445
 Valuated Price: \$396,000
 Valuated PPSF: \$373

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.

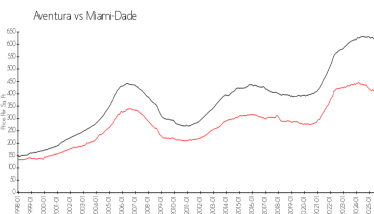
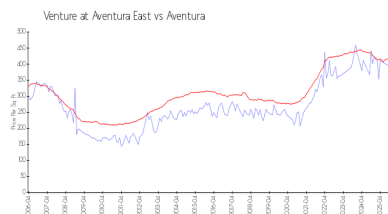
Building Information

Number of units: 309
 Number of active listings for rent: 23
 Number of active listings for sale: 12
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
613	1,091 sq ft	Sep 2025	\$420,000	\$385
514	1,363 sq ft	Apr 2025	\$540,000	\$396
629	1,073 sq ft	Mar 2025	\$410,000	\$382
826	1,252 sq ft	Mar 2025	\$480,000	\$383
922	1,179 sq ft	Mar 2025	\$435,000	\$369

Market Information



Venture at Aventura East: \$376/sq. ft.
 Aventura: \$411/sq. ft.

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 Miami-Dade: \$671/sq. ft.

Inventory for Sale

Venture at Aventura East: 4%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Venture at Aventura East: 64 days
 Aventura: 98 days
 Miami-Dade: 77 days

