

# Unit PH24 - Venture at Aventura West

PH24 - 2775 NE 187 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11873837  
Status: Active  
Size: 1,086 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Valet Parking  
View:  
List Price: \$450,000  
List PPSF: \$414  
Valuated Price: \$211,000  
Valuated PPSF: \$194

*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.*

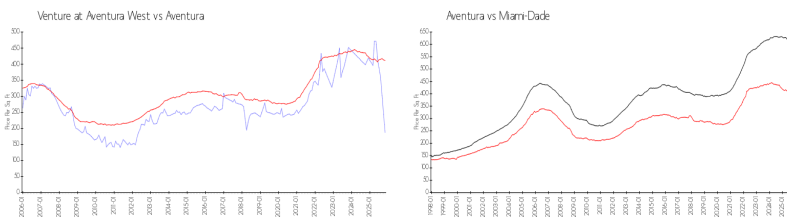
## Building Information

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

