

Unit 816 - Venture at Aventura East

816 - 18800 NE 29 Av, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	RX-11070092
Status:	Active
Size:	1,065 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered,Guest
View:	Canal
List Price:	\$469,000
List PPSF:	\$440
Valuated Price:	\$409,000
Valuated PPSF:	\$384

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

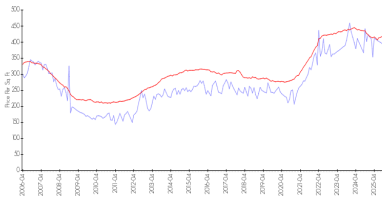
Number of units:	309
Number of active listings for rent:	23
Number of active listings for sale:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Recent Sales

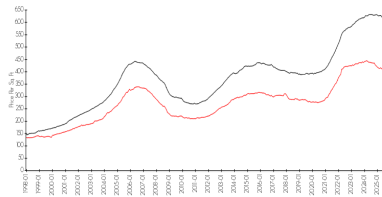
Unit #	Size	Closing Date	Sale Price	PPSF
613	1,091 sq ft	Sep 2025	\$420,000	\$385
514	1,363 sq ft	Apr 2025	\$540,000	\$396
629	1,073 sq ft	Mar 2025	\$410,000	\$382
826	1,252 sq ft	Mar 2025	\$480,000	\$383
922	1,179 sq ft	Mar 2025	\$435,000	\$369

Market Information

Venture at Aventura East vs Aventura



Aventura vs Miami-Dade



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

