

Via Ventura, Miami

Townhouses and villas - HOA - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/hoa-fees-miami/via-ventura/

BY THE NUMBERS

Median listed association fee	\$425 / month equivalent	20 active listings stating a fee; middle half \$285 to \$457
Miami median (same property type)	\$190 / month	336 city listings
For sale today	20	2 under contract
Median asking price	\$477,950	asking range \$435,000 to \$599,000
Closed sales, September 2025 to August 2026	24	1 so far this month
Median sold price, same 12 months	\$448,250	sold range \$390,000 to \$600,000
Sold price vs original asking	94.6%	median across closed sales
Median recorded days on market (closed)	80	MLS cumulative days
Cash purchases	29.2%	of closed sales
Year built (listings)	2019 to 2023	median 2020
Months of supply	10	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

WHAT THE FEE TYPICALLY COVERS

- Security (61.5% of listings stating inclusions)
- Common areas (61.5% of listings stating inclusions)
- Trash (46.2% of listings stating inclusions)
- Structure maintenance (30.8% of listings stating inclusions)
- Grounds (30.8% of listings stating inclusions)
- Recreation facilities (15.4% of listings stating inclusions)

NEARBY

- Beach: 4.7 mi
- Hospital: 2.6 mi (Jackson North Medical Center)
- Golf: 2.9 mi (Orangebrook Golf & Country Club)
- Rail station: 3 mi (Aventura)
- Marina: 3.6 mi (Marina Palms Yacht Club & Residences)
- Within 1 mile: 5 parks, 2 grocery stores, 1 library, 1 gym, 1 playground

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a townhouse or villa in Via Ventura? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at hoa-fees-miami/via-ventura/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Via Ventura after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.