

# Unit 616 - Aventura ParkSquare

616 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11341325
Status:	Active
Size:	1,108 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$679,000
List PPSF:	\$613
Valuated Price:	\$650,000
Valuated PPSF:	\$587

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:	131
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	11%
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

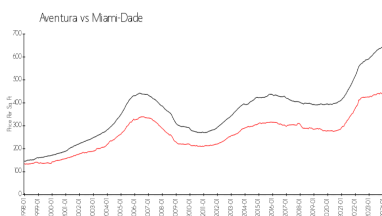
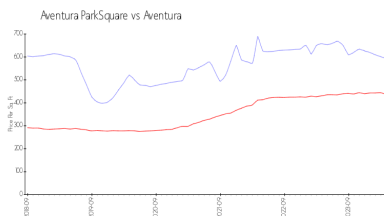
Aventura ParkSquare  
(786)838-1679

<https://www.aventuraparksquare.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
617	1,094 sq ft	Jan 2024	\$765,000	\$699
1003	1,099 sq ft	Nov 2023	\$720,000	\$655
PH09	1,095 sq ft	Nov 2023	\$727,650	\$665
713	1,134 sq ft	Sep 2023	\$690,000	\$608
1115	1,094 sq ft	Aug 2023	\$737,500	\$674

## Market Information



Aventura ParkSquare: \$593/sq. ft.

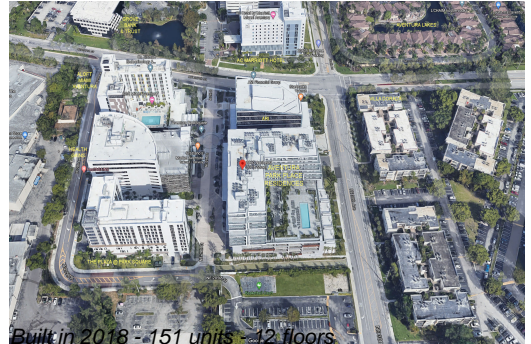
Aventura: \$437/sq. ft.

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Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Aventura ParkSquare	11%
Aventura	5%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Aventura ParkSquare	77 days
Aventura	89 days
Miami-Dade	81 days