

Unit 711 - Aventura ParkSquare

711 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11555288
Status:	Active
Size:	1,083 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$820,000
List PPSF:	\$757
Valuated Price:	\$643,000
Valuated PPSF:	\$594

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

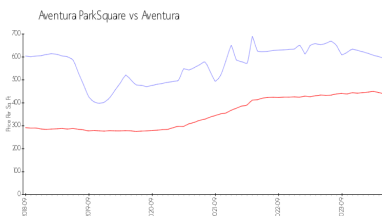
Aventura ParkSquare
(786)838-1679

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

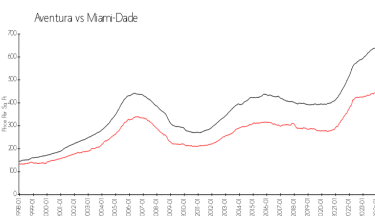
Recent Sales

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



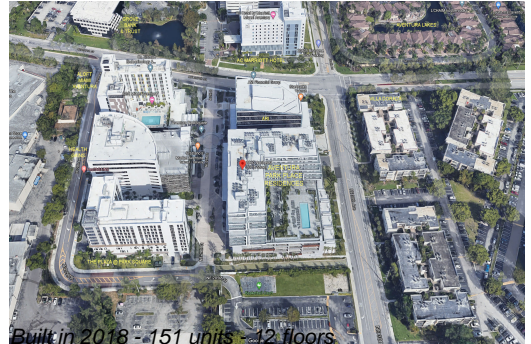
Aventura	\$594/sq. ft.
ParkSquare:	
Aventura:	\$438/sq. ft.



Aventura:	\$438/sq. ft.
Miami-Dade:	\$703/sq. ft.

Inventory for Sale

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



Built in 2018 - 151 units - 12 floors

Avg. Time to Close Over Last 12 Months

Aventura ParkSquare	78 days
Aventura	89 days
Miami-Dade	81 days