

Unit 2621 NE 212th Ter # 209 - Aventura Place

2621 NE 212th Ter # 209 - 2601 NE 212 Ter, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11574402
 Status: Active
 Size: 1,500 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Fee Simple Garage, Guest Parking

View:
 List Price: \$550,000
 List PPSF: \$367
 Valuated Price: \$520,000
 Valuated PPSF: \$347

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: 82
 Number of active listings for rent: 0
 Number of active listings for sale: 1
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

Building Association Information

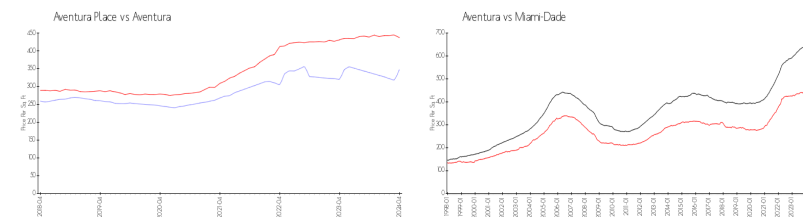
Aventura Place
 2604 NE 213 St
 Aventura, FL 33180
 305.466.2364

<http://www.liveataventuraplace.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,050 sq ft	Apr 2024	\$350,000	\$333
300	1,050 sq ft	Mar 2024	\$340,000	\$324
109	1,500 sq ft	Mar 2024	\$520,000	\$347
105	990 sq ft	Sep 2023	\$310,000	\$313

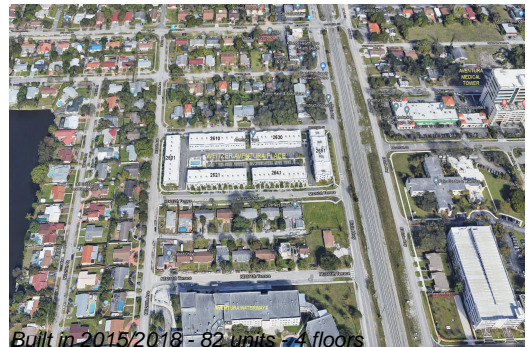
Market Information



Aventura Place: \$348/sq. ft.
 Aventura: \$437/sq. ft.
 Aventura: \$437/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Aventura Place: 1%
 Aventura: 5%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Aventura Place

51 days

Aventura

89 days

Miami-Dade

81 days