

# Unit 703 - One Island Place I

703 - 3801 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: F10414296  
 Status: Active  
 Size: 2,240 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces  
 View: Intracoastal View, Pool Area View, Water View  
 List Price: \$799,000  
 List PPSF: \$357  
 Valuated Price: \$895,000  
 Valuated PPSF: \$400

*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: 111  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

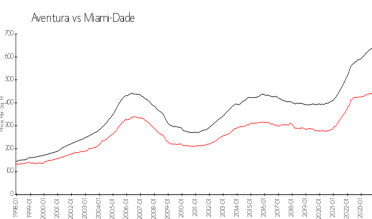
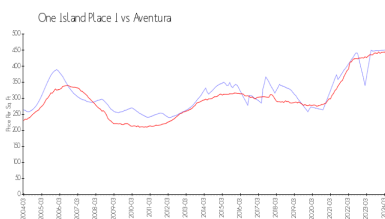
## Building Association Information

One Island Place  
 3801 NE 207th St Miami, FL 33180  
 Phone: (305) 931-0793

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1901	2,370 sq ft	Mar 2024	\$1,375,000	\$580
2002	2,370 sq ft	Jul 2023	\$1,125,000	\$475
1004	2,240 sq ft	Jun 2023	\$920,000	\$411

## Market Information



One Island Place I: \$449/sq. ft.  
 Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

One Island Place I: 5%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



One Island Place I  
Aventura  
Miami-Dade

66 days  
89 days  
81 days