

# Unit 709 - Aventura ParkSquare

709 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11562352  
 Status: Active  
 Size: 1,095 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$6,000  
 List PPSF: \$5  
 Valuated Price: \$649,000  
 Valuated PPSF: \$593

*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

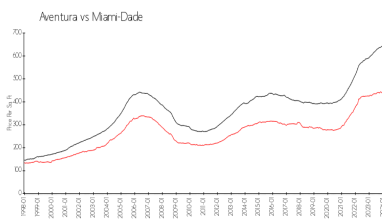
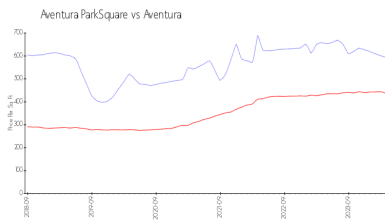
Number of units: 131  
 Number of active listings for rent: 0  
 Number of active listings for sale: 15  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

Aventura ParkSquare  
 (786)838-1679

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

## Market Information



|                      |               |             |               |
|----------------------|---------------|-------------|---------------|
| Aventura ParkSquare: | \$593/sq. ft. | Aventura:   | \$437/sq. ft. |
| Aventura:            | \$437/sq. ft. | 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

