

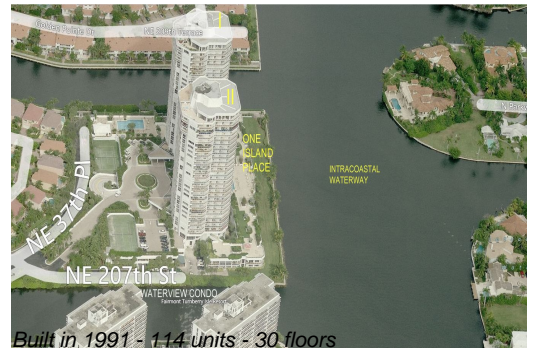
Unit 2802 - One Island Place II

2802 - 3802 NE 207 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A10742553
Status:	Active
Size:	4,690 Sq ft.
Bedrooms:	5
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Covered Parking
View:	
List Price:	\$3,749,999
List PPSF:	\$800
Valuated Price:	\$2,460,000
Valuated PPSF:	\$525

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:	114
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

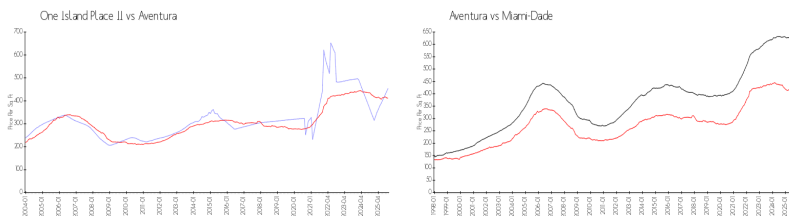
One Island Place
3801 NE 207th St Miami, FL 33180 Phone: (305) 931-079

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1501	2,370 sq ft	May 2025	\$1,300,000	\$549
703	2,240 sq ft	Mar 2025	\$700,000	\$313
2404	2,240 sq ft	Jan 2025	\$745,000	\$333

Market Information



One Island Place II:	\$455/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

One Island Place II	3%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

One Island Place II	206 days
Aventura	98 days
Miami-Dade	77 days