

# Unit 606 - Aventura ParkSquare

606 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11813486
Status:	Active
Size:	855 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$579,000
List PPSF:	\$677
Valuated Price:	\$478,000
Valuated PPSF:	\$559

*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:	8
Building inventory for sale:	6%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

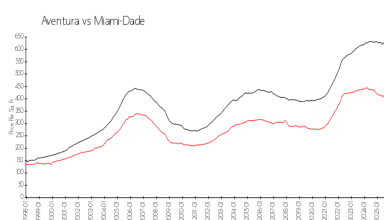
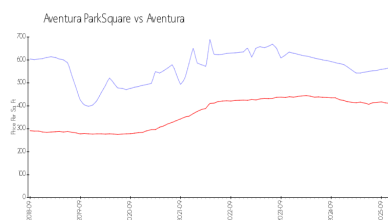
Aventura ParkSquare  
(786)838-1679

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
804	1,100 sq ft	Aug 2025	\$550,000	\$500
610	1,097 sq ft	Apr 2025	\$590,000	\$538
1103	1,099 sq ft	Feb 2025	\$585,000	\$532
616	1,108 sq ft	Dec 2024	\$605,000	\$546
711	1,083 sq ft	Dec 2024	\$718,000	\$663

## Market Information



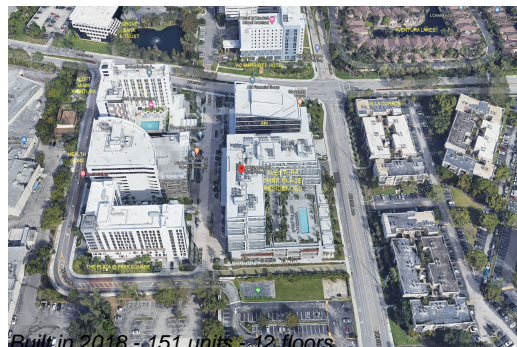
Aventura: \$565/sq. ft.  
ParkSquare: \$411/sq. ft.  
Aventura: \$411/sq. ft.

Aventura: \$411/sq. ft.  
Miami-Dade: \$671/sq. ft.

## Inventory for Sale

Aventura ParkSquare	6%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Built in 2018 - 151 units - 12 floors

Aventura ParkSquare	169 days
Aventura	98 days
Miami-Dade	77 days