

Unit 817 - Aventura ParkSquare

817 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11856095
Status: Active
Size: 842 Sq ft.
Bedrooms: 1
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space, Assigned Parking
View:
List Price: \$659,000
List PPSF: \$783
Valuated Price: \$480,000
Valuated PPSF: \$570

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

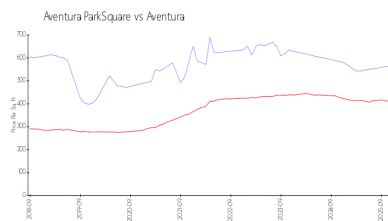
Aventura ParkSquare
(786)838-1679

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

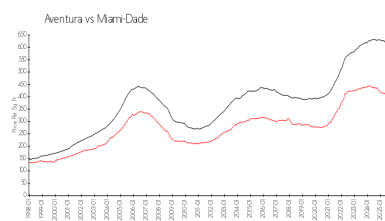
Recent Sales

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:
Aventura: \$411/sq. ft.

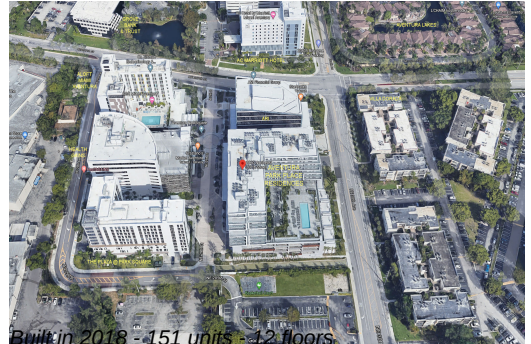


Aventura: \$411/sq. ft.
Miami-Dade: \$671/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



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