

Unit 1113 - Aventura ParkSquare

1113 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11226085
 Status: Active
 Size: 1,134 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Electric Vehicle Charging Station
 View:
 List Price: \$749,000
 List PPSF: \$660
 Valuated Price: \$700,000
 Valuated PPSF: \$617

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: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

Building Association Information

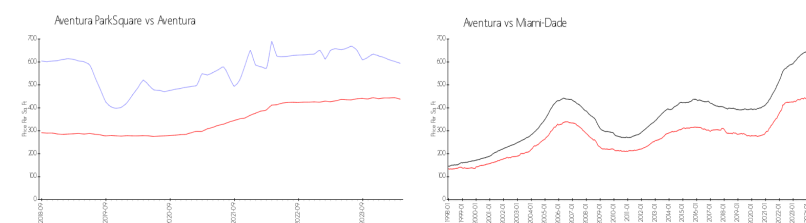
Aventura ParkSquare
 (786)838-1679

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
617	1,094 sq ft	Jan 2024	\$765,000	\$699
1003	1,099 sq ft	Nov 2023	\$720,000	\$655
PH09	1,095 sq ft	Nov 2023	\$727,650	\$665
713	1,134 sq ft	Sep 2023	\$690,000	\$608
1115	1,094 sq ft	Aug 2023	\$737,500	\$674

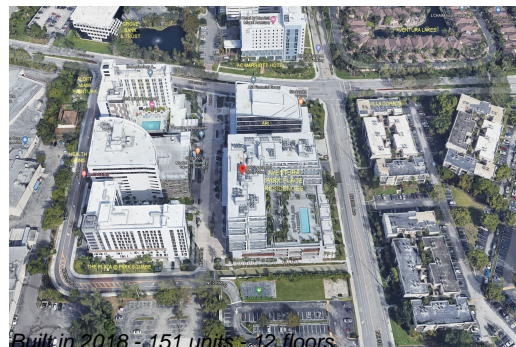
Market Information



Aventura	\$594/sq. ft.	Aventura:	\$438/sq. ft.
ParkSquare:			
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Aventura ParkSquare	11%
Aventura	4%



Built in 2018 - 151 units - 12 floors

Miami-Dade	3%
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Avg. Time to Close Over Last 12 Months

Aventura ParkSquare	77 days
Aventura	87 days
Miami-Dade	81 days