

Unit 1103 - Aventura ParkSquare

1103 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11332051
 Status: Active
 Size: 1,099 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$749,000
 List PPSF: \$682
 Valuated Price: \$679,000
 Valuated PPSF: \$618

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

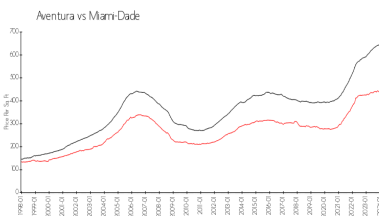
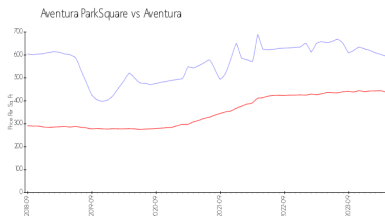
Aventura ParkSquare
 (786)838-1679

<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

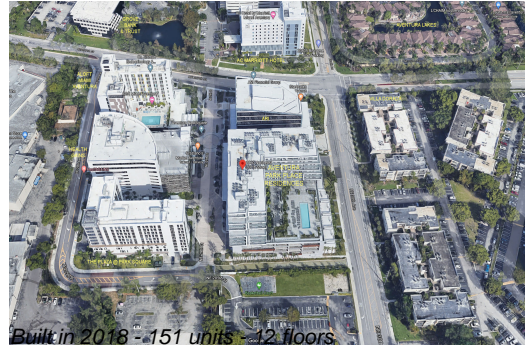


Aventura ParkSquare: \$594/sq. ft.
 Aventura: \$438/sq. ft.

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

Inventory for Sale

Aventura ParkSquare: 11%
 Aventura: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

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