

# Unit 804 - Aventura ParkSquare

804 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11361993  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$810,000  
 List PPSF: \$736  
 Valuated Price: \$659,000  
 Valuated PPSF: \$599

*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

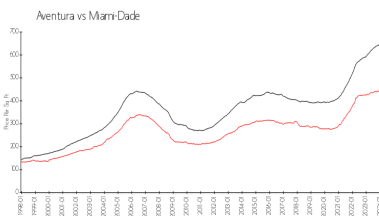
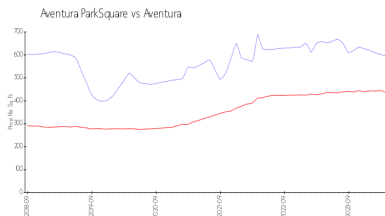
Aventura ParkSquare  
 (786)838-1679

<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 |