

# Unit 102 - Aventura ParkSquare

102 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11493334  
 Status: Active  
 Size: 1,683 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$1,095,000  
 List PPSF: \$651  
 Valuated Price: \$706,000  
 Valuated PPSF: \$419

*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

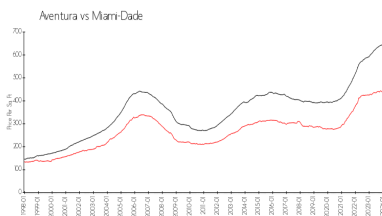
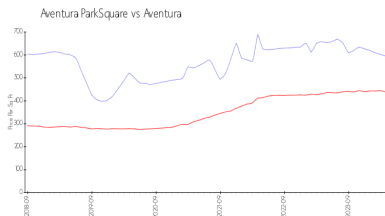
Aventura ParkSquare  
 (786)838-1679

<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