

Unit 505 - Aventura ParkSquare

505 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

Unit Information

| | |
|-----------------|----------------------------------|
| MLS Number: | A11503340 |
| Status: | Active |
| Size: | 1,487 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$830,000 |
| List PPSF: | \$558 |
| Valuated Price: | \$865,000 |
| Valuated PPSF: | \$582 |

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

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|--|-----|
| 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

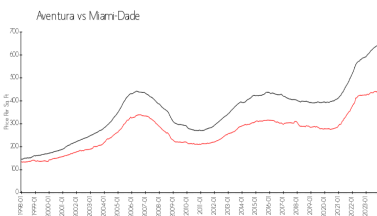
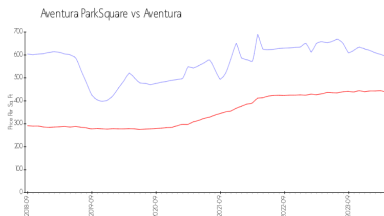
Aventura ParkSquare
(786)838-1679

<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 |