

# Unit 2301 - One Island Place I

2301 - 3801 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11569126  
 Status: Active  
 Size: 2,370 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking  
 View:  
 List Price: \$1,695,000  
 List PPSF: \$715  
 Valuated Price: \$1,166,000  
 Valuated PPSF: \$492

*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: 111  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

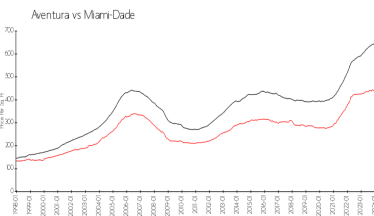
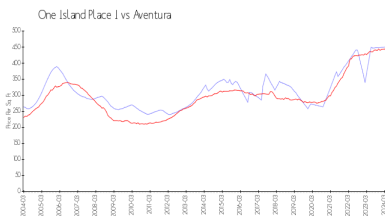
## Building Association Information

One Island Place  
 3801 NE 207th St Miami, FL 33180  
 Phone: (305) 931-0793

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1901   | 2,370 sq ft | Mar 2024     | \$1,375,000 | \$580 |
| 2002   | 2,370 sq ft | Jul 2023     | \$1,125,000 | \$475 |
| 1004   | 2,240 sq ft | Jun 2023     | \$920,000   | \$411 |

## Market Information



One Island Place I: \$449/sq. ft.      Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

One Island Place I: 5%  
 Aventura: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



One Island Place I  
Aventura  
Miami-Dade

66 days  
87 days  
81 days