

# Unit 904 - Aventura ParkSquare

904 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11587865
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$790,000
List PPSF:	\$718
Valuated Price:	\$670,000
Valuated PPSF:	\$609

*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:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

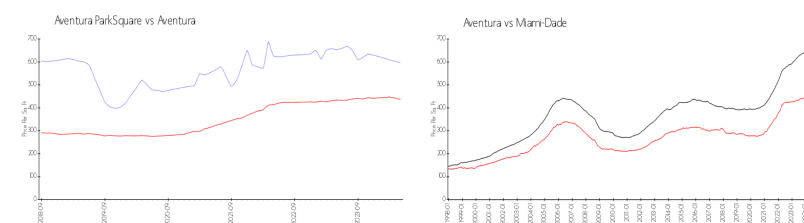
Aventura ParkSquare  
(786)838-1679

<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

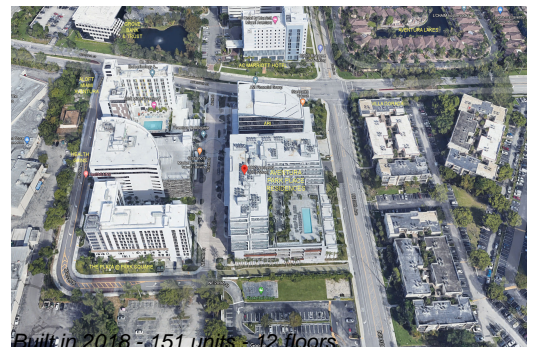


Aventura ParkSquare: \$597/sq. ft.  
Aventura: \$437/sq. ft.

Aventura: \$437/sq. ft.  
Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Aventura ParkSquare	11%
Aventura	4%



Miami-Dade	3%
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**Avg. Time to Close Over Last 12 Months**

Aventura ParkSquare	78 days
Aventura	92 days
Miami-Dade	82 days