

# Unit TH8 - One Island Place I

TH8 - 3801 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11595982
Status:	Active
Size:	3,620 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$1,195,000
List PPSF:	\$330
Valuated Price:	\$1,353,000
Valuated PPSF:	\$374

*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:	7
Building inventory for sale:	6%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

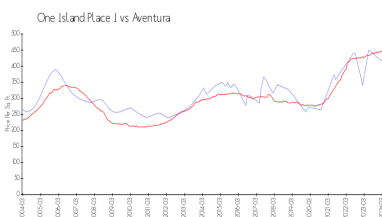
## Building Association Information

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

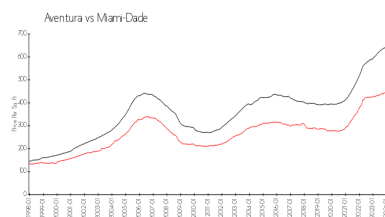
## Recent Sales

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

## Market Information



One Island Place I: \$406/sq. ft.  
Aventura: \$437/sq. ft.



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

## Inventory for Sale

One Island Place I	6%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

One Island Place I	23 days
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Aventura  
Miami-Dade

92 days  
82 days