

# Unit 707 - Aventura ParkSquare

707 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11596052  
Status: Active  
Size: 867 Sq ft.  
Bedrooms: 1  
Full Bathrooms: 2  
Half Bathrooms:  
Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:  
List Price: \$600,000  
List PPSF: \$692  
Valuated Price: \$491,000  
Valuated PPSF: \$566

*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: 21  
Building inventory for sale: 16%  
Number of sales over the last 12 months: 1  
Number of sales over the last 6 months: 0  
Number of sales over the last 3 months: 0

## Building Association Information

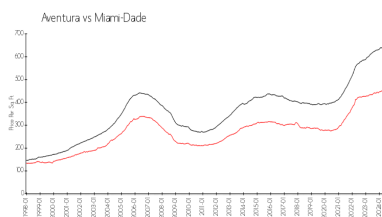
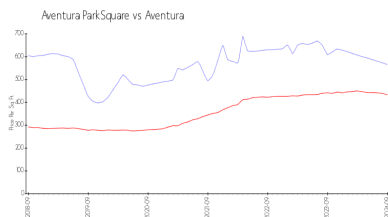
Aventura ParkSquare  
(786)838-1679

<https://www.aventuraparksquare.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
617	1,094 sq ft	Jan 2024	\$765,000	\$699

## Market Information



Aventura	\$566/sq. ft.	Aventura:	\$434/sq. ft.
ParkSquare:			
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Aventura ParkSquare 16%  
Aventura 6%  
Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Aventura ParkSquare 21 days  
Aventura 99 days  
Miami-Dade 85 days

