

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: \$503,000
 Valuated PPSF: \$580

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: 20
 Building inventory for sale: 15%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

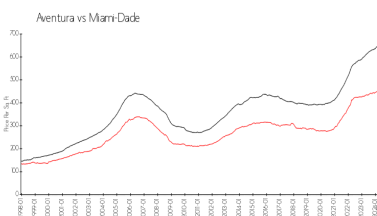
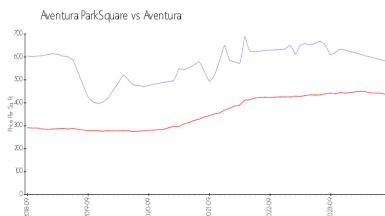
Aventura ParkSquare
 (786)838-1679

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

Recent Sales

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

Market Information



Aventura ParkSquare: \$581/sq. ft.

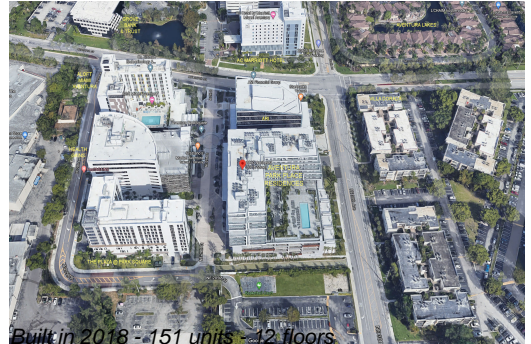
Aventura: \$437/sq. ft.

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Miami-Dade: \$696/sq. ft.

Inventory for Sale

Aventura ParkSquare: 15%
 Aventura: 6%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

| | |
|---------------------|---------|
| Aventura ParkSquare | 69 days |
| Aventura | 98 days |
| Miami-Dade | 84 days |