

Unit 1110 - Aventura ParkSquare

1110 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11604566
Status:	Active
Size:	1,368 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,169,000
List PPSF:	\$855
Valuated Price:	\$826,000
Valuated PPSF:	\$604

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

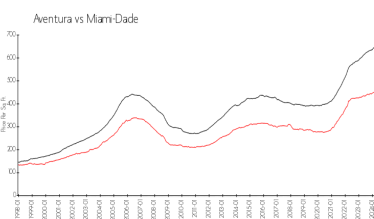
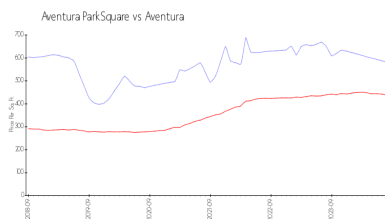
Aventura ParkSquare
(786)838-1679

<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

Market Information



Aventura
ParkSquare: \$581/sq. ft.
Aventura: \$438/sq. ft.

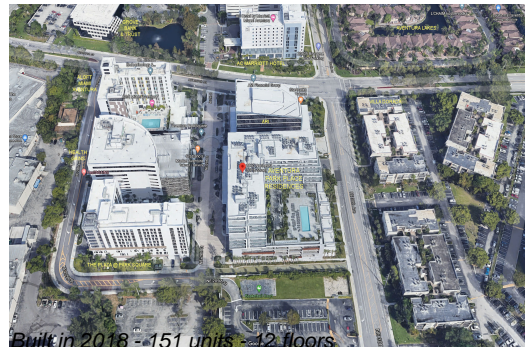
Aventura: \$438/sq. ft.
Miami-Dade: \$696/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Aventura ParkSquare	60 days
Aventura	99 days



Miami-Dade

85 days