

# Unit 703 - One Island Place II

703 - 3802 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11615983
Status:	Active
Size:	2,240 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$895,000
List PPSF:	\$400
Valuated Price:	\$786,000
Valuated PPSF:	\$351

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:	114
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

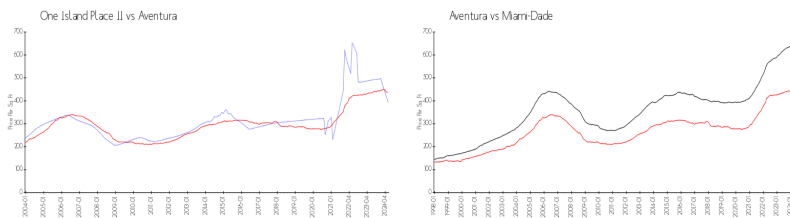
## Building Association Information

One Island Place  
3801 NE 207th St Miami, FL 33180 Phone: (305) 931-079

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1003	2,240 sq ft	Jun 2024	\$875,000	\$391
TH1	2,990 sq ft	Jan 2024	\$968,000	\$324
1401	2,370 sq ft	Jan 2024	\$1,530,000	\$646

## Market Information



One Island Place II:	\$394/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

One Island Place II	3%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

One Island Place II	62 days
Aventura	94 days



