

# Unit 1501 - One Island Place II

1501 - 3802 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11624162  
 Status: Active  
 Size: 2,370 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,449,000  
 List PPSF: \$611  
 Valuated Price: \$905,000  
 Valuated PPSF: \$382

*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: 4  
 Building inventory for sale: 3%  
 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: 0

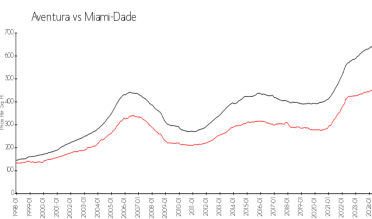
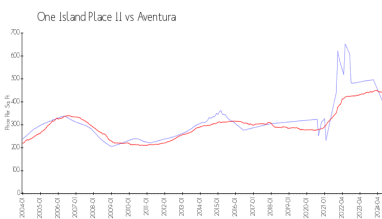
## Building Association Information

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: \$377/sq. ft.  
 Aventura: \$434/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

One Island Place II: 4%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

One Island Place II: 62 days  
 Aventura: 101 days  
 Miami-Dade: 86 days

