

# Unit 904 - Aventura ParkSquare

904 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11658580  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking, Valet Parking  
 View:  
 List Price: \$699,000  
 List PPSF: \$635  
 Valuated Price: \$635,000  
 Valuated PPSF: \$577

*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: 19  
 Building inventory for sale: 14%  
 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

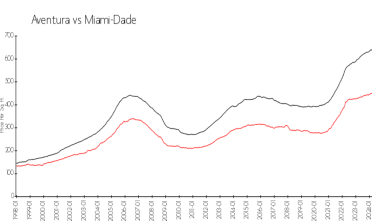
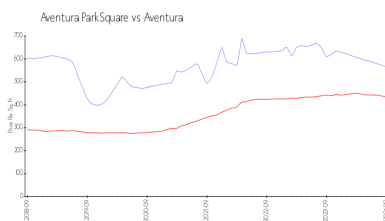
Aventura ParkSquare  
 (786)838-1679

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

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Aventura ParkSquare: 21 days  
 Aventura: 101 days  
 Miami-Dade: 86 days

