

Unit 1102 - Aventura ParkSquare

1102 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11736943
Status: Active
Size: 920 Sq ft.
Bedrooms: 1
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
View:
List Price: \$636,000
List PPSF: \$691
Valuated Price: \$551,000
Valuated PPSF: \$599

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: 8
Building inventory for sale: 6%
Number of sales over the last 12 months: 5
Number of sales over the last 6 months: 1
Number of sales over the last 3 months: 0

Building Association Information

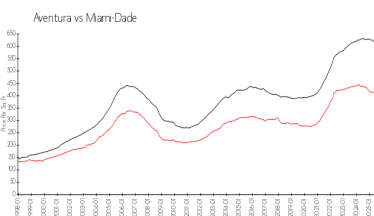
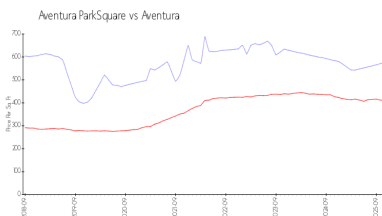
Aventura ParkSquare
(786)838-1679

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
804	1,100 sq ft	Aug 2025	\$550,000	\$500
610	1,097 sq ft	Apr 2025	\$590,000	\$538
1103	1,099 sq ft	Feb 2025	\$585,000	\$532
616	1,108 sq ft	Dec 2024	\$605,000	\$546
711	1,083 sq ft	Dec 2024	\$718,000	\$663

Market Information

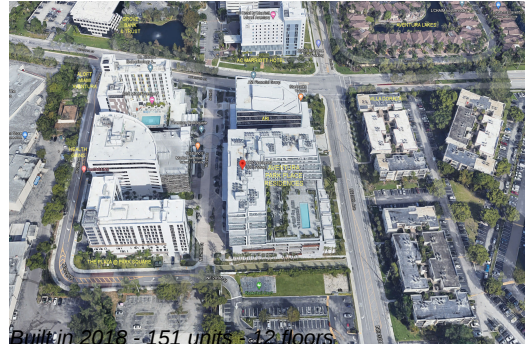


Aventura	\$576/sq. ft.	Aventura:	\$411/sq. ft.
ParkSquare:			
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Aventura ParkSquare	166 days
Aventura	98 days
Miami-Dade	77 days