

Unit 704 - One Island Place I

704 - 3801 NE 207 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11745834
 Status: Active
 Size: 2,240 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$885,000
 List PPSF: \$395
 Valuated Price: \$752,000
 Valuated PPSF: \$336

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: 111
 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

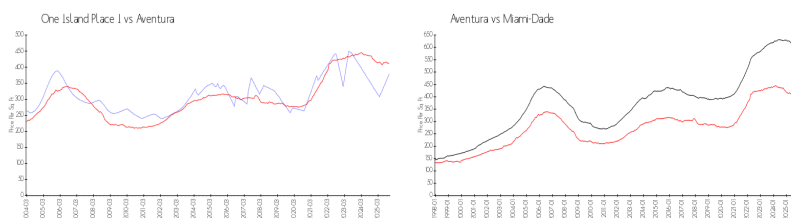
One Island Place
 3801 NE 207th St Miami, FL 33180
 Phone: (305) 931-0793

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
15AS	2,240 sq ft	Dec 2025	\$1,035,500	\$462
2603	2,240 sq ft	Apr 2025	\$740,000	\$330
2402	2,370 sq ft	Mar 2025	\$870,000	\$367

Market Information



One Island Place I:	\$378/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

One Island Place I	3%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

One Island Place I	55 days
--------------------	---------



Aventura
Miami-Dade

98 days
77 days