

Unit 909 - Aventura ParkSquare

909 - 2960 NE 207 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11856214
Status:	Active
Size:	1,095 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$709,000
List PPSF:	\$647
Valuated Price:	\$643,000
Valuated PPSF:	\$587

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

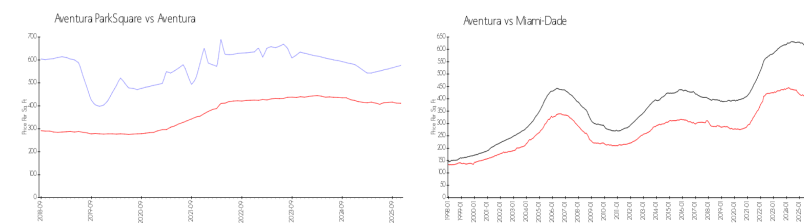
Aventura ParkSquare
(786)838-1679

<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

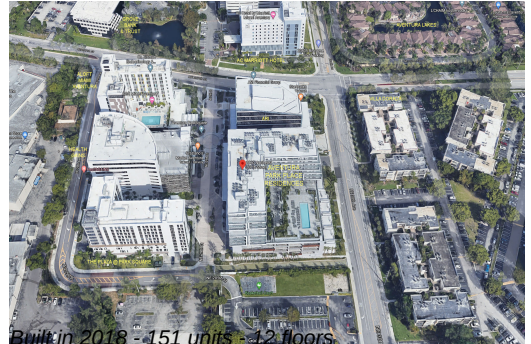


Aventura	\$576/sq. ft.	Aventura:	\$411/sq. ft.
ParkSquare:		Miami-Dade:	\$668/sq. ft.
Aventura:	\$411/sq. ft.		

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