

Unit 2601 - One Island Place I

2601 - 3801 NE 207 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11918811
Status:	Active
Size:	2,370 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space, Additional Spaces Available
View:	
List Price:	\$950,000
List PPSF:	\$401
Valuated Price:	\$1,009,000
Valuated PPSF:	\$426

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

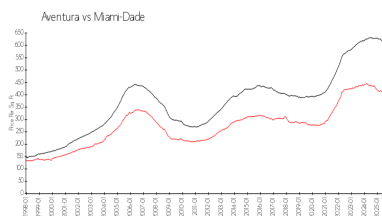
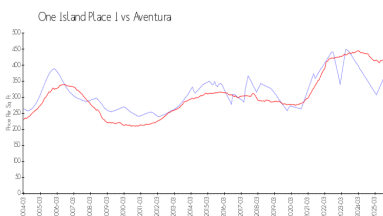
One Island Place
3801 NE 207th St Miami, FL 33180
Phone: (305) 931-0793

<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	98 days



