

Unit 703 - One Island Place I

703 - 3801 NE 207 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: F10414296
 Status: Active
 Size: 2,240 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces
 View: Intracoastal View, Pool Area View, Water View
 List Price: \$799,000
 List PPSF: \$357
 Valuated Price: \$895,000
 Valuated PPSF: \$400

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: 6
 Building inventory for sale: 5%
 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

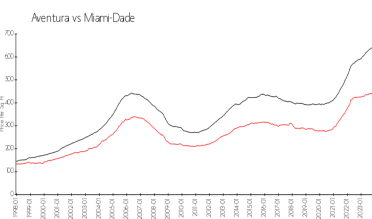
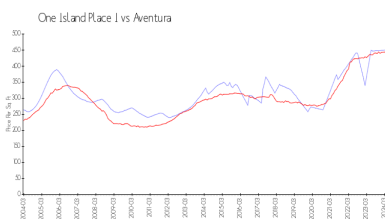
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1901	2,370 sq ft	Mar 2024	\$1,375,000	\$580
2002	2,370 sq ft	Jul 2023	\$1,125,000	\$475
1004	2,240 sq ft	Jun 2023	\$920,000	\$411

Market Information



One Island Place I: \$449/sq. ft. Aventura: \$438/sq. ft.
 Aventura: \$438/sq. ft. Miami-Dade: \$698/sq. ft.

Inventory for Sale

One Island Place I: 5%
 Aventura: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months



One Island Place I
Aventura
Miami-Dade

66 days
87 days
81 days