

Unit 2651 NE 212th Ter # 201 - Aventura Place

2651 NE 212th Ter # 201 - 2601 NE 212 Ter, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	F10518324
Status:	Active
Size:	1,050 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$325,000
List PPSF:	\$310
Valuated Price:	\$364,000
Valuated PPSF:	\$347

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:	82
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

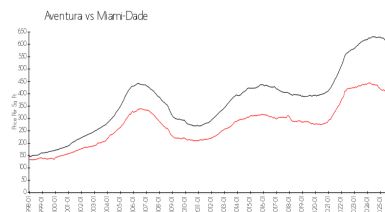
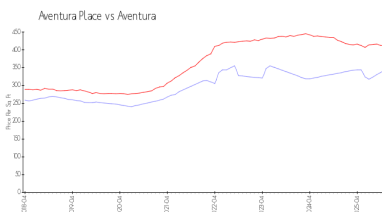
Aventura Place
2604 NE 213 St
Aventura, FL33180
305.466.2364

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	1,100 sq ft	Nov 2025	\$335,000	\$305
100	1,500 sq ft	Jul 2025	\$465,000	\$310
209	1,500 sq ft	Jul 2025	\$485,000	\$323
102	1,500 sq ft	Jun 2025	\$485,000	\$323
403	792 sq ft	May 2025	\$280,000	\$354

Market Information



Aventura Place:	\$344/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Aventura Place	5%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Aventura Place
Aventura
Miami-Dade

90 days
98 days
77 days