

# Unit 1805 - Peninsula 1

1805 - 3201 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11496448  
 Status: Active  
 Size: 2,970 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,497,000  
 List PPSF: \$504  
 Valuated Price: \$1,460,000  
 Valuated PPSF: \$492

*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: 221  
 Number of active listings for rent: 4  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

The Peninsula Condominium Association Inc  
 (305) 682-4000

## Recent Sales

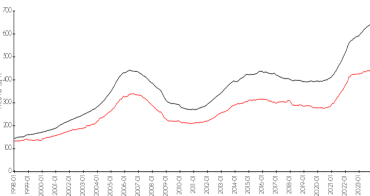
Unit #	Size	Closing Date	Sale Price	PPSF
208	3,450 sq ft	Mar 2024	\$1,845,000	\$535
2105	2,970 sq ft	Feb 2024	\$1,465,000	\$493
3003	3,266 sq ft	Jun 2023	\$2,000,000	\$612
505	2,970 sq ft	May 2023	\$1,350,000	\$455
2307	3,274 sq ft	May 2023	\$1,828,000	\$558

## Market Information

Peninsula 1 vs Aventura



Aventura vs Miami-Dade



Peninsula 1: \$514/sq. ft.  
 Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Peninsula 1: 4%  
 Aventura: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Peninsula 1  
Aventura  
Miami-Dade

134 days  
87 days  
81 days