

Unit 2204 - Peninsula 2

2204 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11529838
Status:	Active
Size:	3,464 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$2,150,000
List PPSF:	\$621
Valuated Price:	\$2,018,000
Valuated PPSF:	\$583

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.

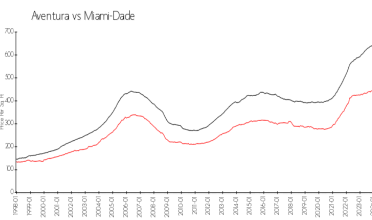
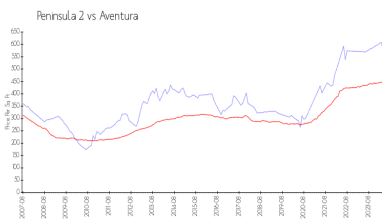
Building Information

Number of units:	223
Number of active listings for rent:	5
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2005	2,001 sq ft	Jun 2024	\$1,150,000	\$575
609	3,073 sq ft	Mar 2024	\$1,750,000	\$569
2407	3,117 sq ft	Mar 2024	\$1,700,000	\$545
1704	3,464 sq ft	Jan 2024	\$1,900,000	\$548
1805	2,001 sq ft	Oct 2023	\$960,000	\$480

Market Information



Peninsula 2:	\$521/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Peninsula 2	3%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Peninsula 2	105 days
Aventura	91 days
Miami-Dade	82 days

