

Unit 1809W - Admiral Ports

1809W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11530823
 Status: Active
 Size: 1,220 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$445,000
 List PPSF: \$365
 Valuated Price: \$270,000
 Valuated PPSF: \$221

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: 633
 Number of active listings for rent: 32
 Number of active listings for sale: 54
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

Building Association Information

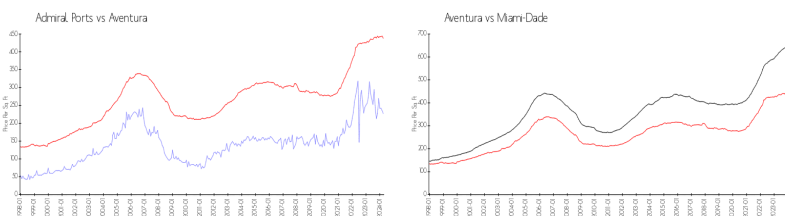
Continental Group Inc Management Co
 305-931-8898 & 305 255 3000

<http://www.thecontinentalgroupinc.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1617E	1,693 sq ft	Apr 2024	\$370,000	\$219
1214W	1,220 sq ft	Apr 2024	\$320,000	\$262
217E	1,693 sq ft	Feb 2024	\$340,000	\$201
508E	1,066 sq ft	Feb 2024	\$265,000	\$249
302W	1,666 sq ft	Jan 2024	\$300,000	\$180

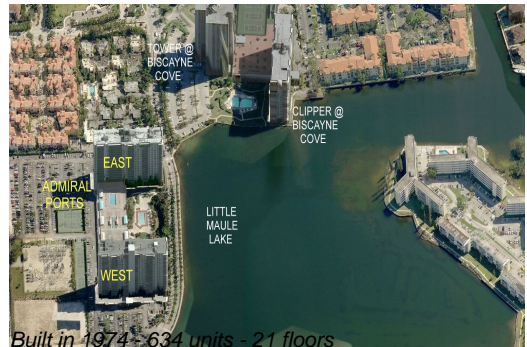
Market Information



Admiral Ports: \$227/sq. ft.
 Aventura: \$438/sq. ft.
 Aventura: \$438/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Admiral Ports 9%
 Aventura 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Admiral Ports	66 days
Aventura	87 days
Miami-Dade	81 days