

Unit 2204 - Peninsula 1

2204 - 3201 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11537764
 Status: Active
 Size: 2,984 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$1,425,000
 List PPSF: \$478
 Valuated Price: \$1,526,000
 Valuated PPSF: \$511

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

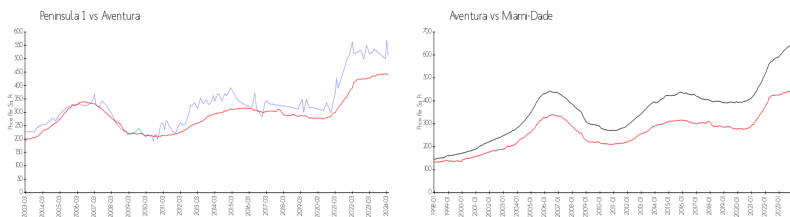
Building Association Information

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: \$514/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