

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:	\$1,461,000
Valuated PPSF:	\$490

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:	10
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

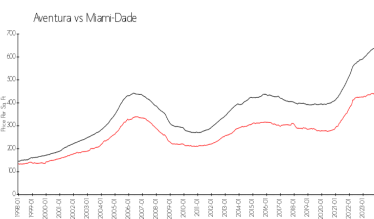
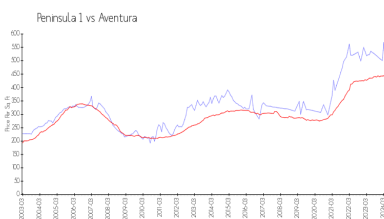
Building Association Information

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

Market Information



Peninsula 1:	\$492/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Peninsula 1	5%
Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Built in 2003 - 221 units - 30 floors

Peninsula 1	119 days
Aventura	89 days
Miami-Dade	81 days