

# Unit 2306 - Peninsula 2

2306 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11560683
Status:	Active
Size:	3,524 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,990,000
List PPSF:	\$565
Valuated Price:	\$2,102,000
Valuated PPSF:	\$596

*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.*

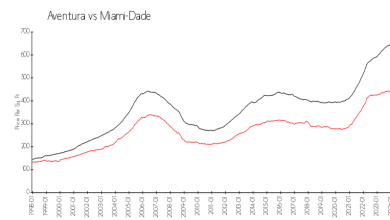
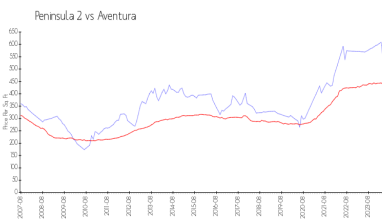
## Building Information

Number of units:	223
Number of active listings for rent:	5
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
502	2,433 sq ft	Jul 2023	\$1,195,000	\$491
3006	3,524 sq ft	Jul 2023	\$1,899,900	\$539

## Market Information



Peninsula 2:	\$528/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Peninsula 2	115 days
Aventura	87 days
Miami-Dade	81 days

