

Unit 1906W - Admiral Ports

1906W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--------------------------------------|
| MLS Number: | A11565354 |
| Status: | Active |
| Size: | 1,466 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Additional Spaces Available |
| View: | |
| List Price: | \$400,000 |
| List PPSF: | \$273 |
| Valuated Price: | \$348,000 |
| Valuated PPSF: | \$237 |

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

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|--|-----|
| 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

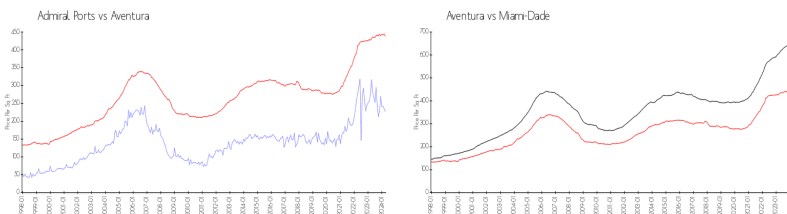
Continental Group Inc Management Co
305-931-8898 & 305 255 3000

<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 |

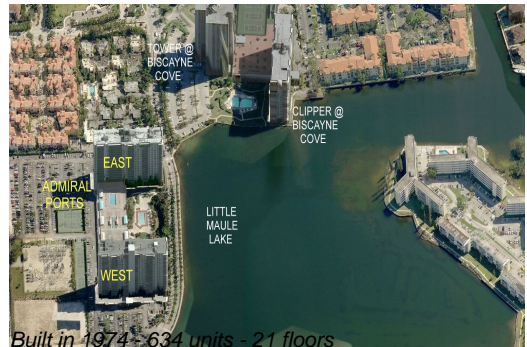
Market Information



| | | | |
|----------------|---------------|-------------|---------------|
| 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 |