

Unit 2509 - Peninsula 2

2509 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11566731
 Status: Active
 Size: 3,073 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Valet Parking
 View:
 List Price: \$1,895,000
 List PPSF: \$617
 Valuated Price: \$1,530,000
 Valuated PPSF: \$498

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.

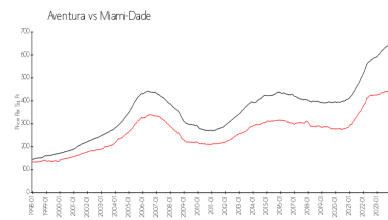
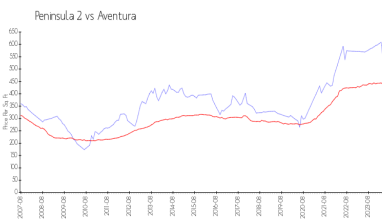
Building Information

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

