

Unit 1108W - Admiral Ports

1108W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11568587
 Status: Active
 Size: 1,066 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking

View:
 List Price: \$289,000
 List PPSF: \$271
 Valuated Price: \$233,000
 Valuated PPSF: \$219

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: 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

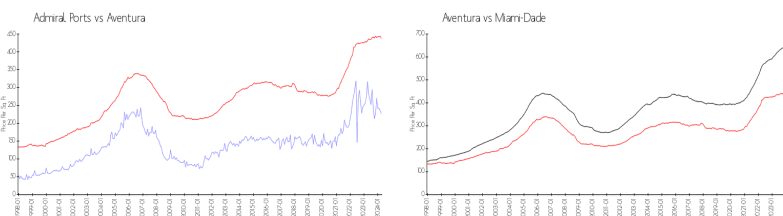
Continental Group Inc Management Co
 305-931-8898 & 305 255 3000

<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 |

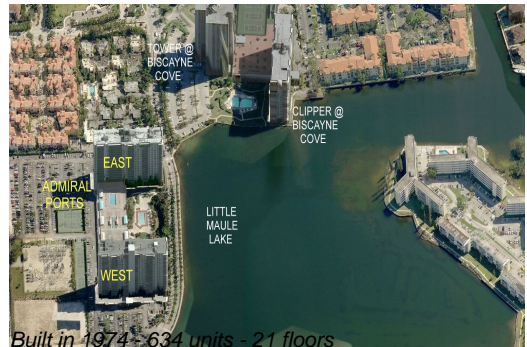
Market Information



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 |