

# Unit 1603W - Admiral Ports

1603W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11570289
Status:	Active
Size:	1,066 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$355,000
List PPSF:	\$333
Valuated Price:	\$245,000
Valuated PPSF:	\$230

*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

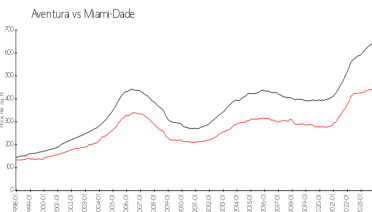
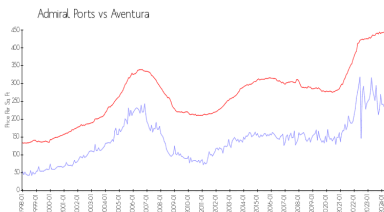
Continental Group Inc Management Co  
305-931-8898 & 305 255 3000

<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

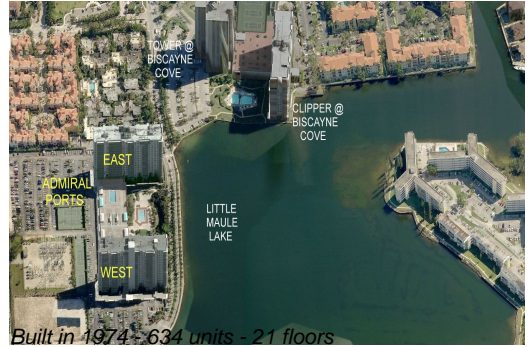
## Market Information



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