

# Unit 1517E - Admiral Ports

1517E - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11582293  
 Status: Active  
 Size: 1,693 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking  
 View:  
 List Price: \$449,000  
 List PPSF: \$265  
 Valuated Price: \$406,000  
 Valuated PPSF: \$240

*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: 51  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 7

## Building Association Information

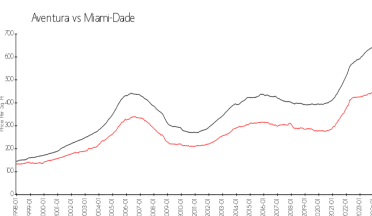
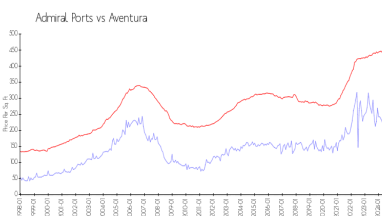
Continental Group Inc Management Co  
 305-931-8898 & 305 255 3000

<http://www.thecontinentalgroupinc.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
608W	1,066 sq ft	Jun 2024	\$316,000	\$296
1608E	1,066 sq ft	Jun 2024	\$225,000	\$211
601W	1,666 sq ft	May 2024	\$475,000	\$285
2106E	1,466 sq ft	May 2024	\$305,000	\$208
2105W	1,066 sq ft	May 2024	\$230,000	\$216

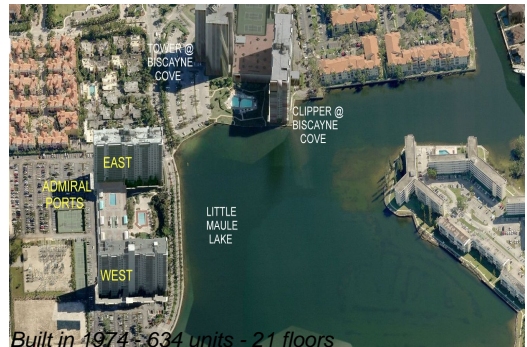
## Market Information



Admiral Ports: \$204/sq. ft.  
 Aventura: \$437/sq. ft.  
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 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Admiral Ports 8%  
 Aventura 4%  
 Miami-Dade 3%



**Avg. Time to Close Over Last 12 Months**

Admiral Ports	65 days
Aventura	92 days
Miami-Dade	82 days