

Unit 403W - Admiral Ports

403W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11583665
 Status: Active
 Size: 1,066 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$225,000
 List PPSF: \$211
 Valuated Price: \$196,000
 Valuated PPSF: \$184

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

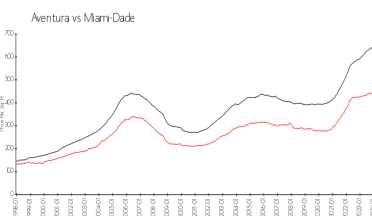
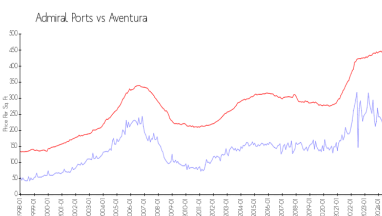
Continental Group Inc Management Co
 305-931-8898 & 305 255 3000

<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

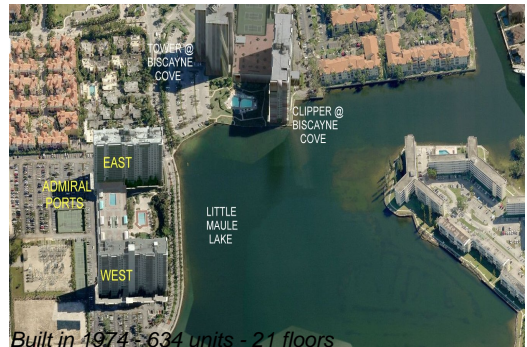


Admiral Ports: \$204/sq. ft.
 Aventura: \$437/sq. ft.

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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