

# Unit 116W - Admiral Ports

116W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11586977
Status:	Pending
Size:	1,693 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Guest Parking
View:	Lake
Rental Price:	\$3,300
List PPSF:	\$2
Valuated Price:	\$362,000
Valuated PPSF:	\$214

*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

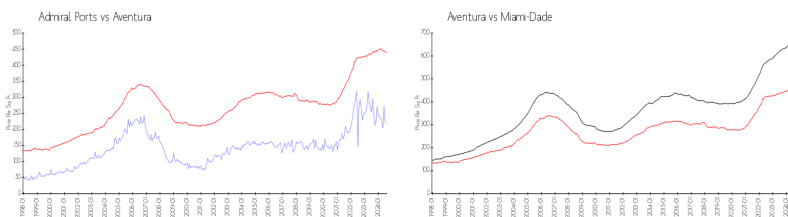
Number of units:	633
Number of active listings for rent:	32
Number of active listings for sale:	59
Building inventory for sale:	9%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	4

## Building Association Information

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

<http://www.thecontinentalgroupinc.com>

## Market Information



Admiral Ports:	\$220/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Admiral Ports	9%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Admiral Ports	85 days
Aventura	99 days
Miami-Dade	85 days

