

# Unit 1616W - Admiral Ports

1616W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11587203
Status:	Active
Size:	1,693 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	
View:	Bay, Canal, Intracoastal View, Water View
Rental Price:	\$3,000
List PPSF:	\$2
Valuated Price:	\$390,000
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

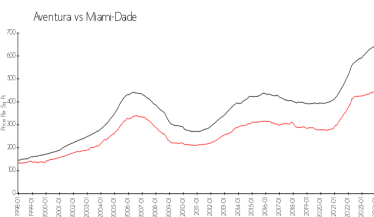
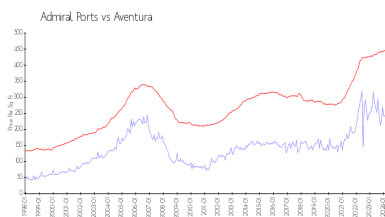
Number of units:	633
Number of active listings for rent:	32
Number of active listings for sale:	51
Building inventory for sale:	8%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

## Building Association Information

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

<http://www.thecontinentalgroupinc.com>

## Market Information



Admiral Ports:	\$204/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	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	61 days
Aventura	92 days
Miami-Dade	82 days

