

# 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  
 Valued Price: \$390,000  
 Valued 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

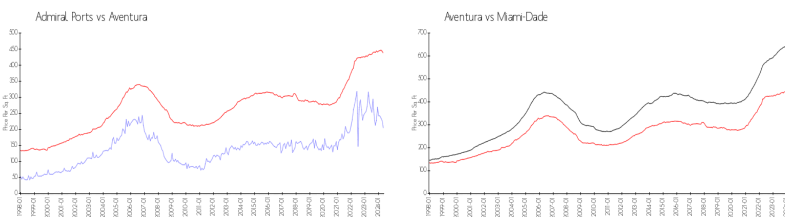
Number of units: 633  
 Number of active listings for rent: 32  
 Number of active listings for sale: 51  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 7

## 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 65 days  
 Aventura 92 days  
 Miami-Dade 82 days

