

# Unit 2705 - Peninsula 2

2705 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

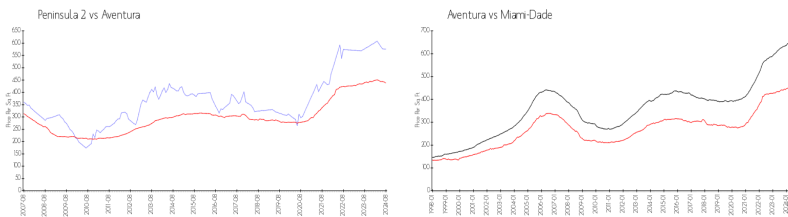
MLS Number: A11587567  
Status: Rented  
Size: 2,001 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 1  
Parking Spaces:  
View:  
Rental Price: \$7,300  
List PPSF: \$4  
Valuated Price: \$1,230,000  
Valuated PPSF: \$615

*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: 223  
Number of active listings for rent: 5  
Number of active listings for sale: 11  
Building inventory for sale: 4%  
Number of sales over the last 12 months: 5  
Number of sales over the last 6 months: 1  
Number of sales over the last 3 months: 0

## Market Information



Peninsula 2:	\$576/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Peninsula 2	5%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Peninsula 2	105 days
Aventura	99 days
Miami-Dade	85 days

