

# Unit 1201 - Peninsula 1

1201 - 3201 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11592370  
 Status: Active Under Contract  
 Size: 3,620 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 4  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Other Parking, Valet Parking  
 View:  
 List Price: \$3,100,000  
 List PPSF: \$856  
 Valuated Price: \$1,862,000  
 Valuated PPSF: \$514

*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: 221  
 Number of active listings for rent: 4  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

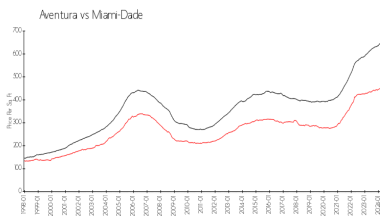
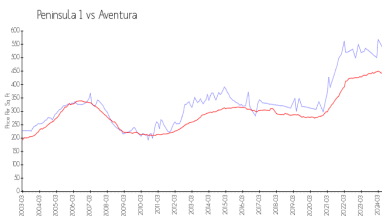
## Building Association Information

The Peninsula Condominium Association Inc  
 (305) 682-4000

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1007	3,274 sq ft	Aug 2024	\$1,985,000	\$606
208	3,450 sq ft	Mar 2024	\$1,845,000	\$535
2105	2,970 sq ft	Feb 2024	\$1,465,000	\$493

## Market Information



Peninsula 1: \$520/sq. ft.      Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.      Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Peninsula 1: 4%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Peninsula 1: 98 days



Aventura  
Miami-Dade

98 days  
84 days