

Unit 1007E - Admiral Ports

1007E - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11592960
 Status: Active
 Size: 1,220 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$350,000
 List PPSF: \$287
 Valuated Price: \$278,000
 Valuated PPSF: \$228

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

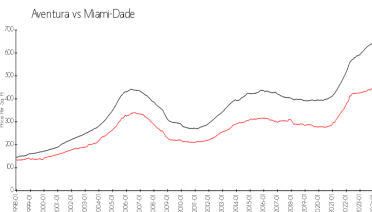
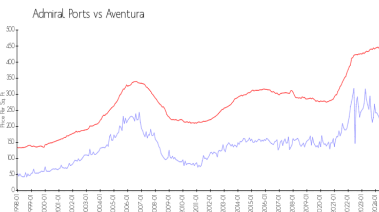
Continental Group Inc Management Co
 305-931-8898 & 305 255 3000

<http://www.thecontinentalgroupinc.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
608W	1,066 sq ft	Jun 2024	\$316,000	\$296
1608E	1,066 sq ft	Jun 2024	\$225,000	\$211
601W	1,666 sq ft	May 2024	\$475,000	\$285
2106E	1,466 sq ft	May 2024	\$305,000	\$208
2105W	1,066 sq ft	May 2024	\$230,000	\$216

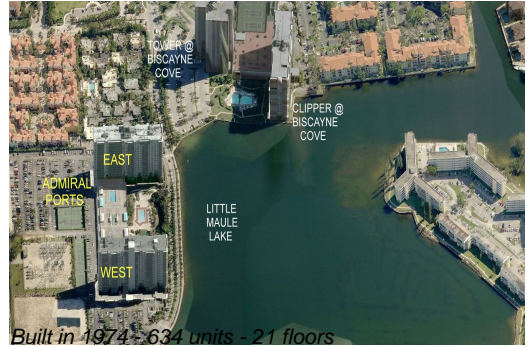
Market Information



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