

Unit 1608 - Peninsula 2

1608 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11600297
 Status: Active
 Size: 2,433 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking, Valet Parking
 View:
 List Price: \$1,405,000
 List PPSF: \$577
 Valuated Price: \$1,214,000
 Valuated PPSF: \$499

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.

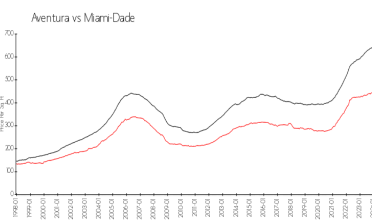
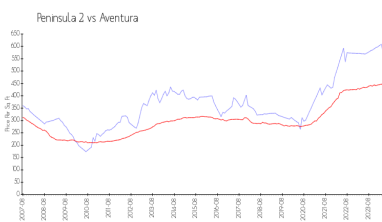
Building Information

Number of units: 223
 Number of active listings for rent: 5
 Number of active listings for sale: 7
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2005	2,001 sq ft	Jun 2024	\$1,150,000	\$575
609	3,073 sq ft	Mar 2024	\$1,750,000	\$569
2407	3,117 sq ft	Mar 2024	\$1,700,000	\$545
1704	3,464 sq ft	Jan 2024	\$1,900,000	\$548
1805	2,001 sq ft	Oct 2023	\$960,000	\$480

Market Information



Peninsula 2: \$521/sq. ft.
 Aventura: \$437/sq. ft.
 Aventura: \$437/sq. ft.
 Miami-Dade: \$705/sq. ft.

Inventory for Sale

Peninsula 2 3%
 Aventura 4%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months

Peninsula 2 105 days
 Aventura 91 days
 Miami-Dade 82 days

