

# Unit 405E - Admiral Ports

405E - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11600636
Status:	Temp Off Market
Size:	1,066 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$248,000
List PPSF:	\$233
Valuated Price:	\$235,000
Valuated PPSF:	\$220

*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:	59
Building inventory for sale:	9%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	4

## Building Association Information

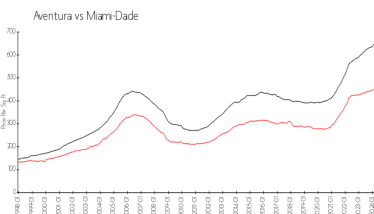
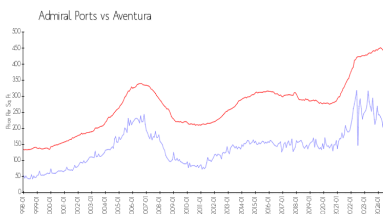
Continental Group Inc Management Co  
305-931-8898 & 305 255 3000

<http://www.thecontinentalgroupinc.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1801W	1,666 sq ft	Sep 2024	\$399,000	\$239
414w	1,220 sq ft	Sep 2024	\$269,000	\$220
1810W	1,066 sq ft	Aug 2024	\$243,000	\$228
1405W	1,066 sq ft	Jul 2024	\$238,000	\$223
608W	1,066 sq ft	Jun 2024	\$316,000	\$296
1608E	1,066 sq ft	Jun 2024	\$225,000	\$211

## Market Information

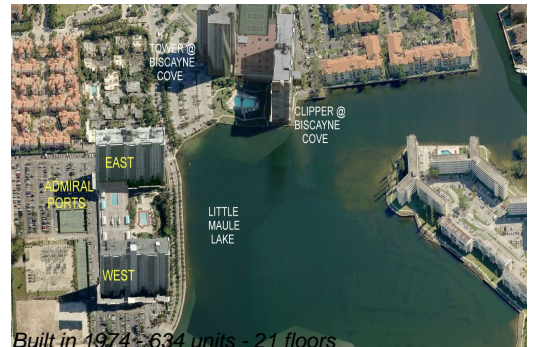


Admiral Ports:	\$220/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Admiral Ports	9%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Admiral Ports	85 days
Aventura	99 days
Miami-Dade	85 days