

# Unit 3104 - Peninsula 2

3104 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

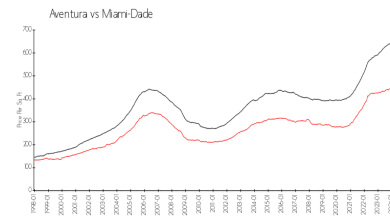
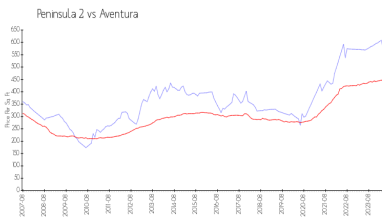
MLS Number:	A11600735
Status:	Active
Size:	3,464 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Spaces,Assigned Parking,Valet Parking
View:	
Rental Price:	\$13,500
List PPSF:	\$4
Valuated Price:	\$2,307,000
Valuated PPSF:	\$666

*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

## 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

