

# Unit 1717E - Admiral Ports

1717E - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11601535  
 Status: Active  
 Size: 1,693 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$549,000  
 List PPSF: \$324  
 Valuated Price: \$414,000  
 Valuated PPSF: \$245

*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

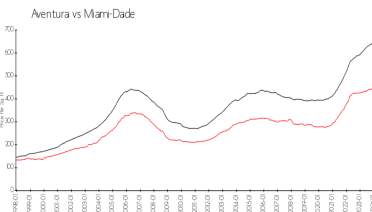
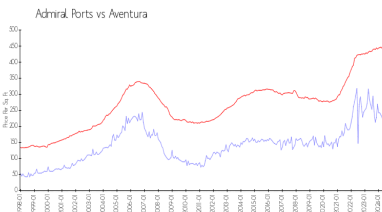
Continental Group Inc Management Co  
 305-931-8898 & 305 255 3000

<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

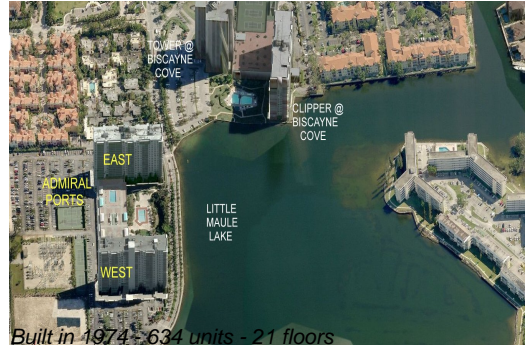
## Market Information



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