

Unit 2509 - Peninsula 2

2509 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

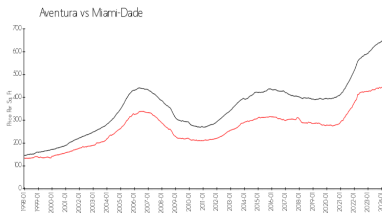
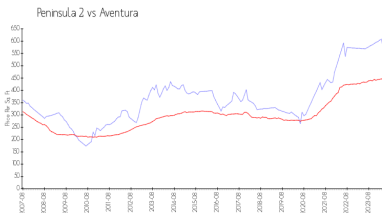
MLS Number: A11605379
 Status: Active Under Contract
 Size: 3,073 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Spaces, Valet Parking
 View: Bay, Intracoastal View, Ocean View, Pool Area View
 Rental Price: \$9,500
 List PPSF: \$3
 Valuated Price: \$1,509,000
 Valuated PPSF: \$491

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

