

# Unit 1714E - Admiral Ports

1714E - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11614342
Status:	Active
Size:	1,220 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	Bay
Rental Price:	\$2,500
List PPSF:	\$2
Valuated Price:	\$306,000
Valuated PPSF:	\$251

*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:	61
Building inventory for sale:	9%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

## Building Association Information

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

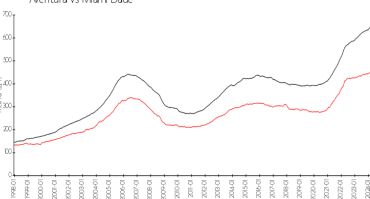
<http://www.thecontinentalgroupinc.com>

## Market Information

Admiral Ports vs Aventura



Aventura vs Miami-Dade



Admiral Ports:	\$220/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Admiral Ports	10%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Admiral Ports	83 days
Aventura	98 days
Miami-Dade	84 days

