

# Unit 1201W - Admiral Ports

1201W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11620174  
 Status: Active  
 Size: 1,666 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View: Bay, Other View  
 Rental Price: \$3,700  
 List PPSF: \$2  
 Valuated Price: \$338,000  
 Valuated PPSF: \$203

*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

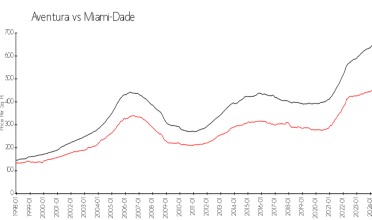
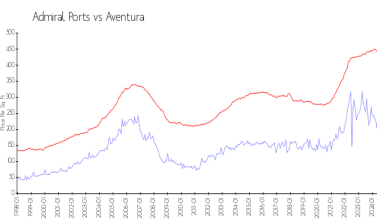
Number of units: 633  
 Number of active listings for rent: 32  
 Number of active listings for sale: 61  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 3

## Building Association Information

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

<http://www.thecontinentalgroupinc.com>

## Market Information



Admiral Ports:	\$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	97 days
Miami-Dade	84 days

