

Unit 1412W - Admiral Ports

1412W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11623769
Status:	Active
Size:	1,220 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$399,500
List PPSF:	\$327
Valuated Price:	\$267,000
Valuated PPSF:	\$219

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

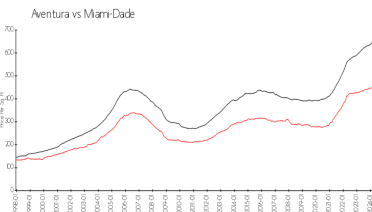
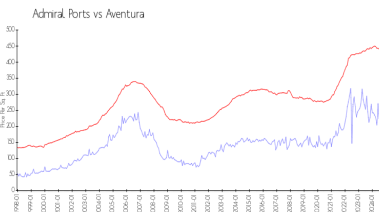
Continental Group Inc Management Co
305-931-8898 & 305 255 3000

<http://www.thecontinentalgroupinc.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
414w	1,220 sq ft	Sep 2024	\$269,000	\$220
1810W	1,066 sq ft	Aug 2024	\$243,000	\$228
1405W	1,066 sq ft	Jul 2024	\$238,000	\$223
608W	1,066 sq ft	Jun 2024	\$316,000	\$296
1608E	1,066 sq ft	Jun 2024	\$225,000	\$211

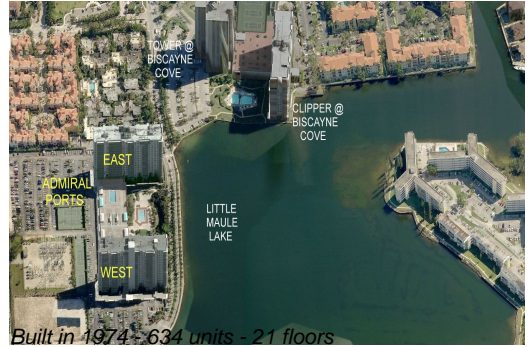
Market Information



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	98 days
Miami-Dade	84 days