

Unit 2001 - Peninsula 2

2001 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160



Unit Information

MLS Number: A11624281
 Status: Active
 Size: 3,533 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$2,650,000
 List PPSF: \$750
 Valuated Price: \$1,819,000
 Valuated PPSF: \$515

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

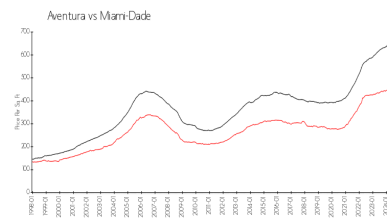
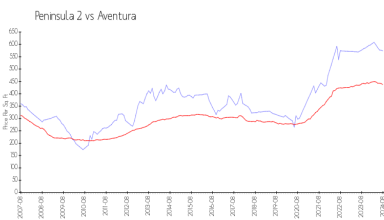
Number of units: 223
 Number of active listings for rent: 5
 Number of active listings for sale: 14
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0



Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2005	2,001 sq ft	Jun 2024	\$1,150,000	\$575
609	3,073 sq ft	Mar 2024	\$1,750,000	\$569
2407	3,117 sq ft	Mar 2024	\$1,700,000	\$545
1704	3,464 sq ft	Jan 2024	\$1,900,000	\$548
1805	2,001 sq ft	Oct 2023	\$960,000	\$480

Market Information



Peninsula 2:	\$574/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Peninsula 2: 6%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Peninsula 2: 105 days
 Aventura: 97 days
 Miami-Dade: 84 days