

Unit 2203 - Peninsula 1

2203 - 3201 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11625466
Status:	Active
Size:	3,298 Sq ft.
Bedrooms:	3
Full Bathrooms:	5
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$2,590,000
List PPSF:	\$785
Valuated Price:	\$2,021,000
Valuated PPSF:	\$613

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:	221
Number of active listings for rent:	4
Number of active listings for sale:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

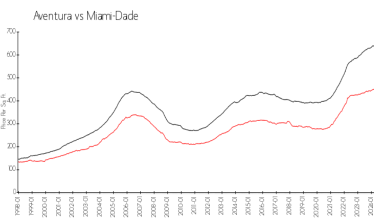
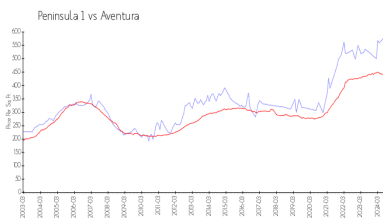
Building Association Information

The Peninsula Condominium Association Inc
(305) 682-4000

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2507	3,274 sq ft	Nov 2024	\$2,466,203	\$753
1201	3,620 sq ft	Sep 2024	\$2,900,000	\$801
PH 2907	3,274 sq ft	Sep 2024	\$1,850,000	\$565
2705	2,970 sq ft	Sep 2024	\$1,310,000	\$441
1007	3,274 sq ft	Aug 2024	\$1,985,000	\$606

Market Information



Peninsula 1:	\$587/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Peninsula 1	5%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Peninsula 1	160 days
Aventura	101 days
Miami-Dade	86 days

