

# Unit 1616W - Admiral Ports

1616W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11628945  
 Status: Active  
 Size: 1,693 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$490,000  
 List PPSF: \$289  
 Valuated Price: \$467,000  
 Valuated PPSF: \$276

*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: 63  
 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: 5

## Building Association Information

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

<http://www.thecontinentalgroupinc.com>

## Recent Sales

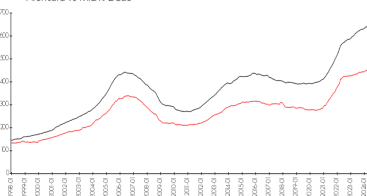
Unit #	Size	Closing Date	Sale Price	PPSF
908E	1,066 sq ft	Nov 2024	\$262,500	\$246
2204E	1,466 sq ft	Oct 2024	\$320,000	\$218
1801W	1,666 sq ft	Sep 2024	\$399,000	\$239
414w	1,220 sq ft	Sep 2024	\$269,000	\$220
1810W	1,066 sq ft	Aug 2024	\$243,000	\$228

## Market Information

Admiral Ports vs Aventura



Aventura vs Miami-Dade



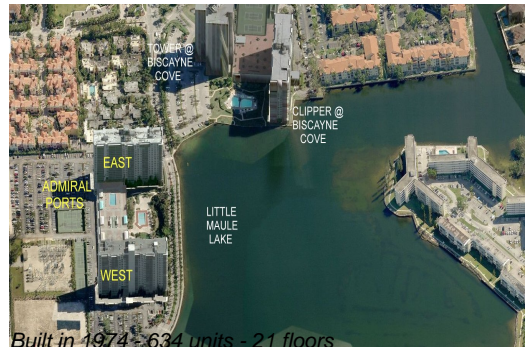
Admiral Ports: \$245/sq. ft.      Aventura: \$434/sq. ft.  
 Aventura: \$434/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Admiral Ports: 83 days



Aventura  
Miami-Dade

101 days  
86 days