

# Unit 714W - Admiral Ports

714W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11632980
Status:	Pending
Size:	1,220 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	Bay, Pool Area View, Water View
Rental Price:	\$3,200
List PPSF:	\$3
Valuated Price:	\$249,000
Valuated PPSF:	\$204

*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

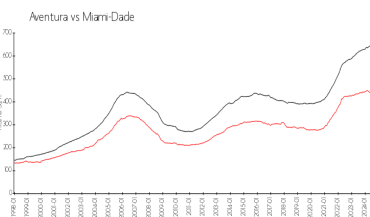
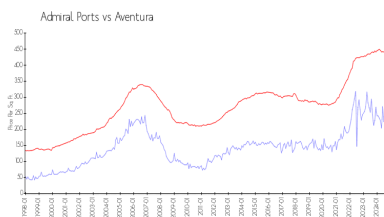
Number of units:	633
Number of active listings for rent:	32
Number of active listings for sale:	54
Building inventory for sale:	8%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

## Building Association Information

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

<http://www.thecontinentalgroupinc.com>

## Market Information



Admiral Ports:	\$220/sq. ft.	Aventura:	\$433/sq. ft.
Aventura:	\$433/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Admiral Ports	9%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Admiral Ports	107 days
Aventura	107 days
Miami-Dade	89 days

