

# Unit 2009W - Admiral Ports

2009W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11648785  
 Status: Active  
 Size: 1,220 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$360,000  
 List PPSF: \$295  
 Valuated Price: \$298,000  
 Valuated PPSF: \$244

*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

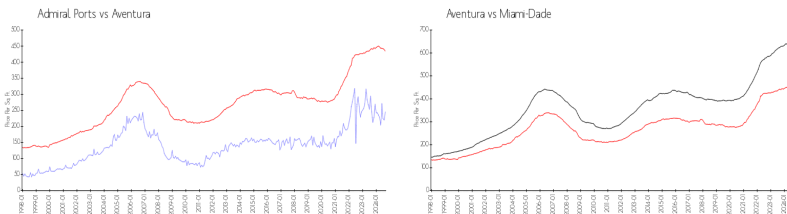
Continental Group Inc Management Co  
 305-931-8898 & 305 255 3000

<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

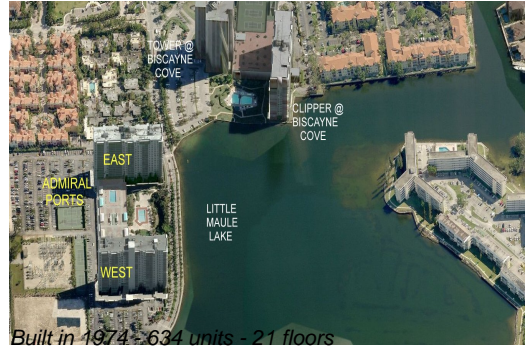


Admiral Ports: \$245/sq. ft.      Aventura: \$434/sq. ft.  
 Aventura: \$434/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Admiral Ports  
Aventura  
Miami-Dade

83 days  
101 days  
86 days