

# 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

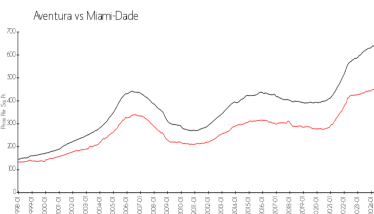
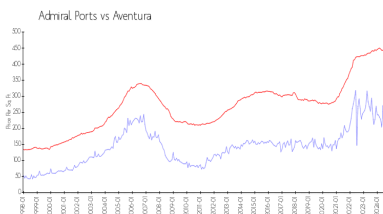
Continental Group Inc Management Co  
305-931-8898 & 305 255 3000

<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

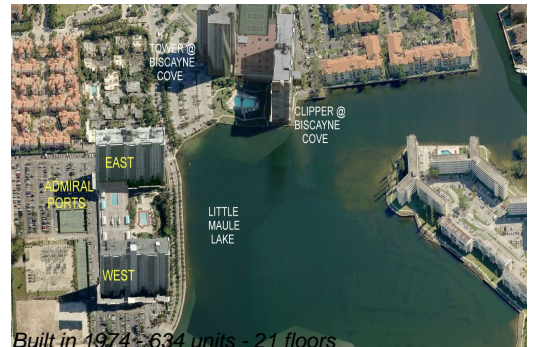


Admiral Ports:	\$245/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Admiral Ports	83 days
Aventura	102 days
Miami-Dade	86 days