

Unit 1611W - Admiral Ports

1611W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11658573
Status:	Active
Size:	1,066 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Additional Spaces Available, Guest Parking
View:	
List Price:	\$269,000
List PPSF:	\$252
Valuated Price:	\$250,000
Valuated PPSF:	\$235

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

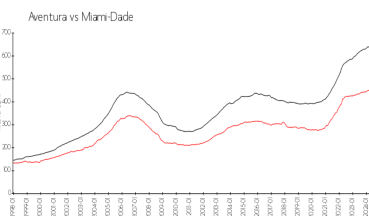
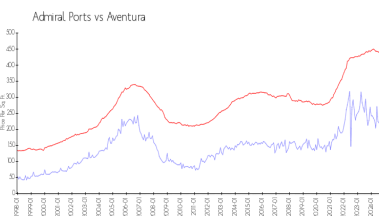
Continental Group Inc Management Co
305-931-8898 & 305 255 3000

<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



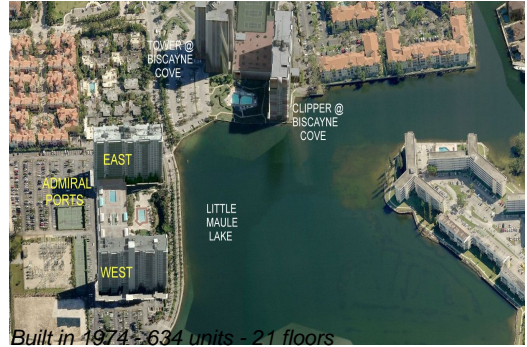
Admiral Ports:	\$245/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Admiral Ports	83 days
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Aventura
Miami-Dade

101 days
86 days