

Unit 1604 - Peninsula 2

1604 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

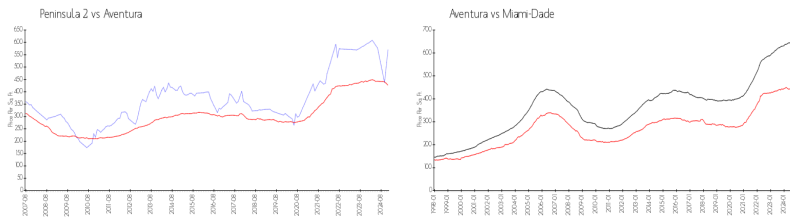
MLS Number: A11659813
 Status: Active
 Size: 3,464 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking Bay, Intracoastal View, Pool Area View, Tennis Court View, Water View
 View:
 Rental Price: \$12,750
 List PPSF: \$4
 Valuated Price: \$2,071,000
 Valuated PPSF: \$598

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: 223
 Number of active listings for rent: 5
 Number of active listings for sale: 15
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Market Information



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|--------------|---------------|-------------|---------------|
| Peninsula 2: | \$567/sq. ft. | Aventura: | \$426/sq. ft. |
| Aventura: | \$426/sq. ft. | Miami-Dade: | \$688/sq. ft. |

Inventory for Sale

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|-------------|----|
| Peninsula 2 | 7% |
| Aventura | 7% |
| Miami-Dade | 5% |

Avg. Time to Close Over Last 12 Months

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|-------------|----------|
| Peninsula 2 | 121 days |
| Aventura | 107 days |
| Miami-Dade | 90 days |

