

Unit 2604 - Peninsula 1

2604 - 3201 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11659821
Status:	Active
Size:	2,984 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Intracoastal View,Ocean View,Pool Area View
Rental Price:	\$9,950
List PPSF:	\$3
Valuated Price:	\$1,813,000
Valuated PPSF:	\$608

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.

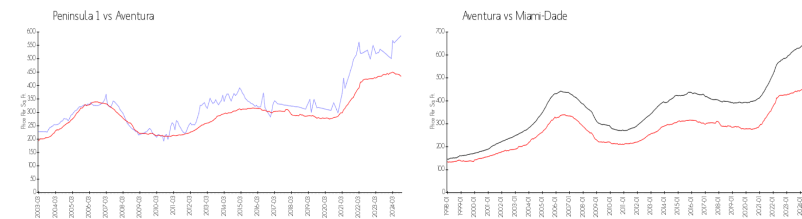
Building Information

Number of units:	221
Number of active listings for rent:	4
Number of active listings for sale:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

Building Association Information

The Peninsula Condominium Association Inc
(305) 682-4000

Market Information



Peninsula 1:	\$587/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Peninsula 1	5%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Peninsula 1	160 days
Aventura	101 days
Miami-Dade	86 days

