

Unit 804 - Peninsula 1

804 - 3201 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11662587
 Status: Active
 Size: 2,984 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking

View:
 List Price: \$1,599,000
 List PPSF: \$536
 Valuated Price: \$1,515,000
 Valuated PPSF: \$508

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

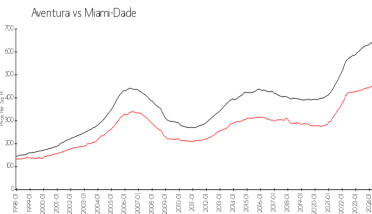
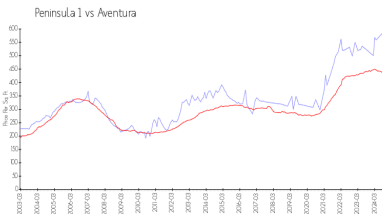
Building Association Information

The Peninsula Condominium Association Inc
 (305) 682-4000

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2507	3,274 sq ft	Nov 2024	\$2,466,203	\$753
1201	3,620 sq ft	Sep 2024	\$2,900,000	\$801
PH 2907	3,274 sq ft	Sep 2024	\$1,850,000	\$565
2705	2,970 sq ft	Sep 2024	\$1,310,000	\$441
1007	3,274 sq ft	Aug 2024	\$1,985,000	\$606

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