

# Unit 703 - Peninsula 2

703 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

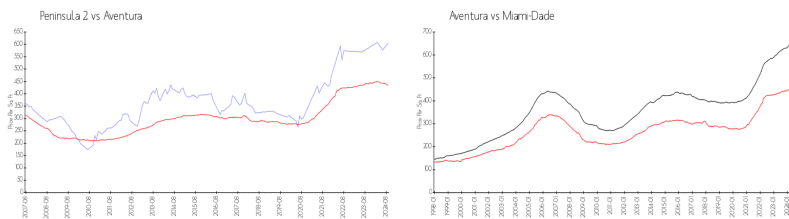
MLS Number: A11686089  
 Status: Active  
 Size: 3,082 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Parking Garage, Valet Parking  
 View: Bay, Garden View, Intracoastal View, Pool Area View, Water View  
 Rental Price: \$9,400  
 List PPSF: \$3  
 Valuated Price: \$1,797,000  
 Valuated PPSF: \$583

*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: 16  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Market Information



Peninsula 2:	\$605/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Peninsula 2	7%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Peninsula 2	132 days
Aventura	103 days
Miami-Dade	87 days

