

# Unit 1608 - Peninsula 2

1608 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160



## Unit Information

MLS Number: A11688752  
 Status: Active  
 Size: 2,433 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$1,350,000  
 List PPSF: \$555  
 Valuated Price: \$1,410,000  
 Valuated PPSF: \$580

*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

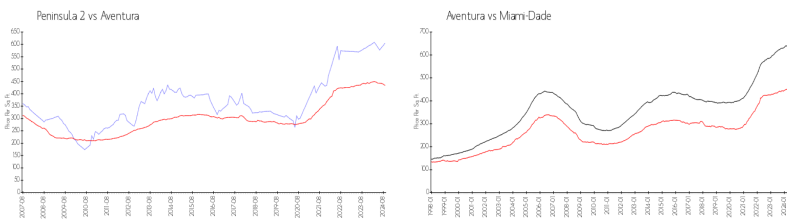
Number of units: 223  
 Number of active listings for rent: 5  
 Number of active listings for sale: 16  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1



## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2306	3,524 sq ft	Oct 2024	\$1,745,000	\$495
2005	2,001 sq ft	Jun 2024	\$1,150,000	\$575
609	3,073 sq ft	Mar 2024	\$1,750,000	\$569
2407	3,117 sq ft	Mar 2024	\$1,700,000	\$545
1704	3,464 sq ft	Jan 2024	\$1,900,000	\$548

## 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: 101 days  
 Miami-Dade: 86 days