

Unit 2307 - Peninsula 2

2307 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

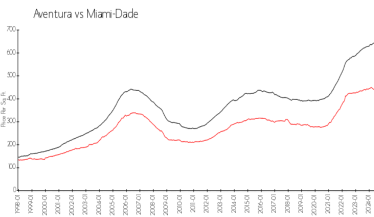
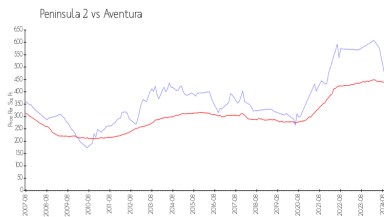
MLS Number: A11702929
 Status: Active
 Size: 3,069 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking
 View: Bay,Garden View,Intracoastal View,Pool Area View,Tennis Court View,Water View
 Rental Price: \$10,000
 List PPSF: \$3
 Valuated Price: \$2,036,000
 Valuated PPSF: \$663

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: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Market Information



Peninsula 2:	\$588/sq. ft.	Aventura:	\$433/sq. ft.
Aventura:	\$433/sq. ft.	Miami-Dade:	\$693/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	105 days
Miami-Dade	88 days



Built in 2007 - 223 units - 30 floors