

Unit 1604 - Peninsula 2

1604 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11798228
Status:	Active
Size:	3,464 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$2,099,000
List PPSF:	\$606
Valuated Price:	\$1,959,000
Valuated PPSF:	\$566

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.

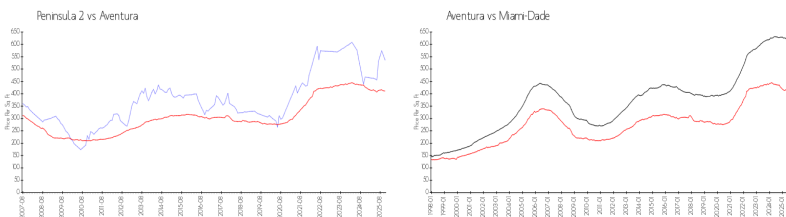
Building Information

Number of units:	223
Number of active listings for rent:	5
Number of active listings for sale:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH04	3,464 sq ft	Sep 2025	\$2,450,000	\$707
1803	3,082 sq ft	Sep 2025	\$1,850,000	\$600
2807	3,069 sq ft	Jul 2025	\$1,790,000	\$583
1608	2,433 sq ft	Jun 2025	\$1,018,000	\$418
2204	3,464 sq ft	Jun 2025	\$1,843,000	\$532

Market Information



Peninsula 2:	\$537/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Peninsula 2	91 days
Aventura	98 days
Miami-Dade	77 days

