

Unit 1104 - Peninsula 2

1104 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

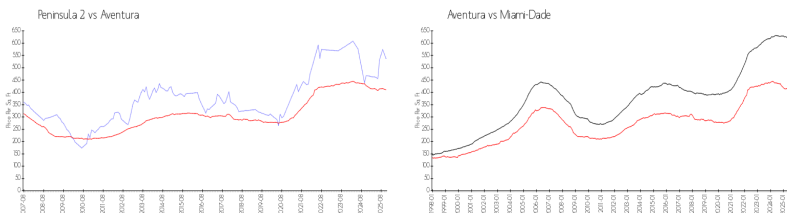
MLS Number:	A11848514
Status:	Active
Size:	3,464 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Bay,Intracoastal View,Ocean View
Rental Price:	\$12,000
List PPSF:	\$3
Valuated Price:	\$1,864,000
Valuated PPSF:	\$538

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

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



Built in 2007 - 223 units - 30 floors