

Unit 2607 - Peninsula 1

2607 - 3201 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11887897
Status:	Active
Size:	3,274 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$2,249,000
List PPSF:	\$687
Valuated Price:	\$1,760,000
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:	221
Number of active listings for rent:	4
Number of active listings for sale:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

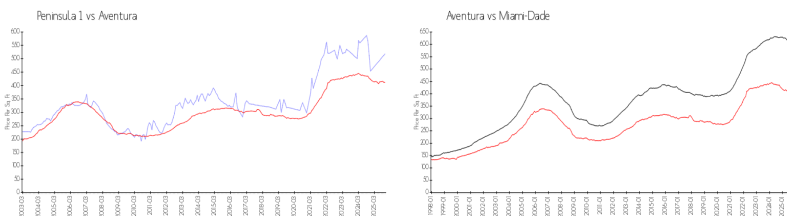
The Peninsula Condominium Association Inc
(305) 682-4000

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2201	3,620 sq ft	Dec 2025	\$2,880,000	\$796
804	2,984 sq ft	Jan 2025	\$1,460,000	\$489

Market Information



Peninsula 1:	\$519/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Peninsula 1	5%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Peninsula 1	138 days
Aventura	98 days
Miami-Dade	77 days



Built in 2003 - 221 units - 30 floors