

Unit 1004W - Admiral Ports

1004W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11904129
Status:	Active
Size:	1,466 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Bay, Canal, Intracoastal View
Rental Price:	\$2,700
List PPSF:	\$2
Valuated Price:	\$229,000
Valuated PPSF:	\$156

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

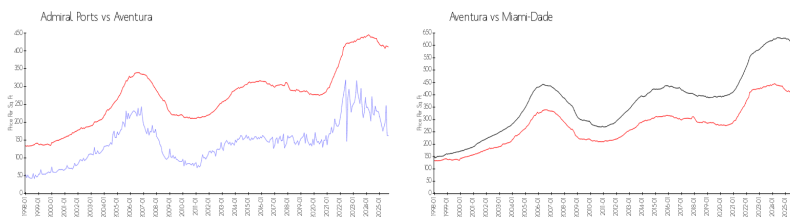
Number of units:	633
Number of active listings for rent:	32
Number of active listings for sale:	43
Building inventory for sale:	6%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Building Association Information

Continental Group Inc Management Co
305-931-8898 & 305 255 3000

<https://www.thecontinentalgroupinc.com>

Market Information



Admiral Ports:	\$163/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Admiral Ports	7%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Admiral Ports	114 days
Aventura	98 days
Miami-Dade	77 days

