

Unit 1516W - Admiral Ports

1516W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11906127
 Status: Active
 Size: 1,693 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking,Open Space Parking

View:
 List Price: \$525,000
 List PPSF: \$310
 Valuated Price: \$309,000
 Valuated PPSF: \$183

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

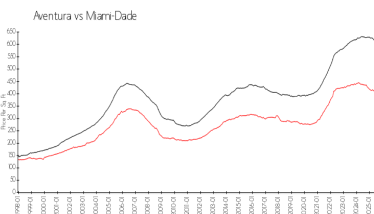
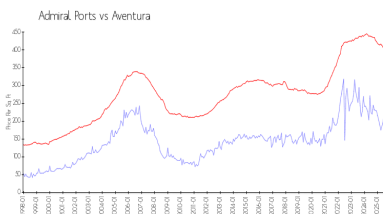
Continental Group Inc Management Co
 305-931-8898 & 305 255 3000

<https://www.thecontinentalgroupinc.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
908W	1,066 sq ft	Nov 2025	\$165,000	\$155
2107E	1,220 sq ft	Oct 2025	\$200,000	\$164
2016E	1,693 sq ft	Oct 2025	\$345,000	\$204
1011W	1,066 sq ft	Oct 2025	\$186,000	\$174
1506W	1,466 sq ft	Jul 2025	\$363,000	\$248

Market Information

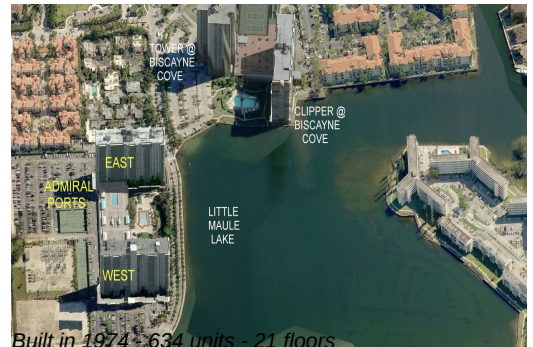


Admiral Ports:	\$163/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

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