

Unit 704 - Peninsula 1

704 - 3201 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11926293
 Status: Active
 Size: 2,984 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Valet Parking

View:
 List Price: \$1,750,000
 List PPSF: \$586
 Valuated Price: \$1,328,000
 Valuated PPSF: \$445

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

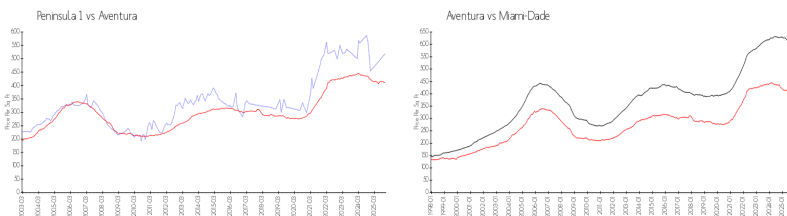
The Peninsula Condominium Association Inc
 (305) 682-4000

<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