

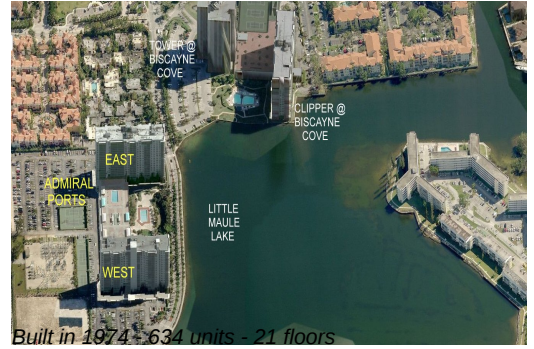
# Unit 2211E - Admiral Ports

2211E - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |                                                      |
|-----------------|------------------------------------------------------|
| MLS Number:     | A11929398                                            |
| Status:         | Active                                               |
| Size:           | 2,132 Sq ft.                                         |
| Bedrooms:       | 2                                                    |
| Full Bathrooms: | 2                                                    |
| Half Bathrooms: | 1                                                    |
| Parking Spaces: | 2 Or More Spaces,Assigned<br>Parking,Covered Parking |
| View:           |                                                      |
| List Price:     | \$399,500                                            |
| List PPSF:      | \$187                                                |
| Valuated Price: | \$417,000                                            |
| Valuated PPSF:  | \$196                                                |

*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

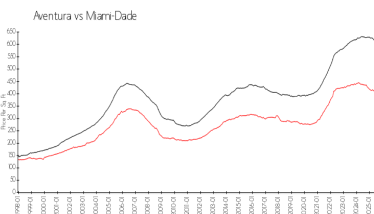
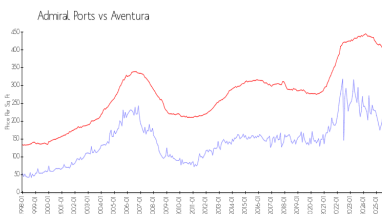
Continental Group Inc Management Co  
305-931-8898 & 305 255 3000

<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  |