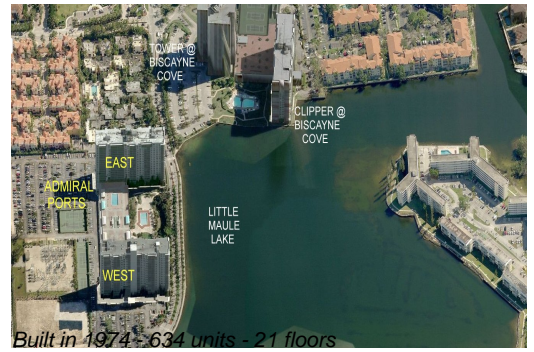


Unit 1411E - Admiral Ports

1411E - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10399944
Status:	Active
Size:	2,132 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	Intracoastal View
List Price:	\$640,800
List PPSF:	\$301
Valuated Price:	\$534,000
Valuated PPSF:	\$250



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:	54
Building inventory for sale:	8%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

Building Association Information

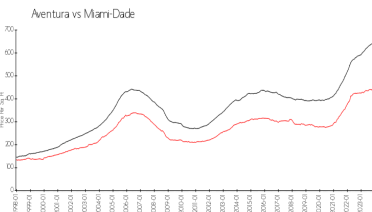
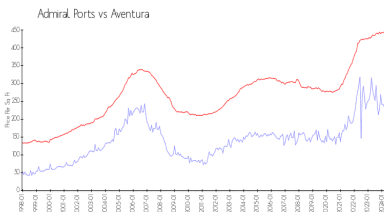
Continental Group Inc Management Co
305-931-8898 & 305 255 3000

<http://www.thecontinentalgroupinc.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1617E	1,693 sq ft	Apr 2024	\$370,000	\$219
1214W	1,220 sq ft	Apr 2024	\$320,000	\$262
217E	1,693 sq ft	Feb 2024	\$340,000	\$201
508E	1,066 sq ft	Feb 2024	\$265,000	\$249
302W	1,666 sq ft	Jan 2024	\$300,000	\$180

Market Information



Admiral Ports:	\$227/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Admiral Ports	9%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Admiral Ports	66 days
Aventura	87 days
Miami-Dade	81 days