

Unit 617E - Admiral Ports

617E - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

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|-----------------|------------------|
| MLS Number: | F10432521 |
| Status: | Active |
| Size: | 1,693 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 2 Or More Spaces |
| View: | Lake |
| List Price: | \$515,000 |
| List PPSF: | \$304 |
| Valuated Price: | \$400,000 |
| Valuated PPSF: | \$236 |

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

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|--|-----|
| Number of units: | 633 |
| Number of active listings for rent: | 32 |
| Number of active listings for sale: | 59 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 18 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 4 |

Building Association Information

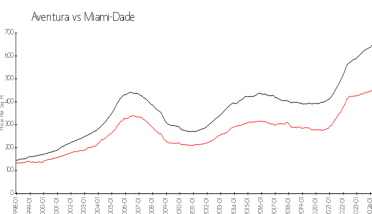
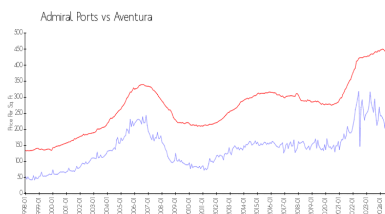
Continental Group Inc Management Co
305-931-8898 & 305 255 3000

<http://www.thecontinentalgroupinc.com>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1810W | 1,066 sq ft | Aug 2024 | \$243,000 | \$228 |
| 1405W | 1,066 sq ft | Jul 2024 | \$238,000 | \$223 |
| 608W | 1,066 sq ft | Jun 2024 | \$316,000 | \$296 |
| 1608E | 1,066 sq ft | Jun 2024 | \$225,000 | \$211 |
| 601W | 1,666 sq ft | May 2024 | \$475,000 | \$285 |
| 2106E | 1,466 sq ft | May 2024 | \$305,000 | \$208 |
| 2105W | 1,066 sq ft | May 2024 | \$230,000 | \$216 |

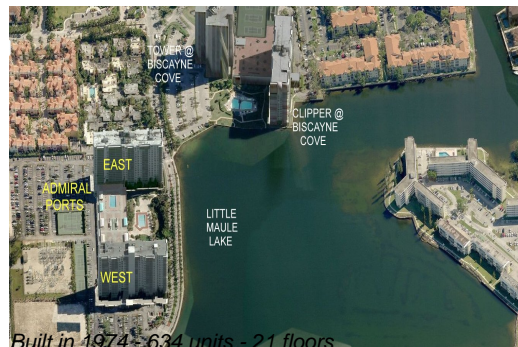
Market Information



| | | | |
|----------------|---------------|-------------|---------------|
| Admiral Ports: | \$220/sq. ft. | Aventura: | \$439/sq. ft. |
| Aventura: | \$439/sq. ft. | Miami-Dade: | \$695/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Admiral Ports | 9% |
| Aventura | 5% |



| | |
|------------|----|
| Miami-Dade | 4% |
|------------|----|

Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Admiral Ports | 79 days |
| Aventura | 97 days |
| Miami-Dade | 84 days |