

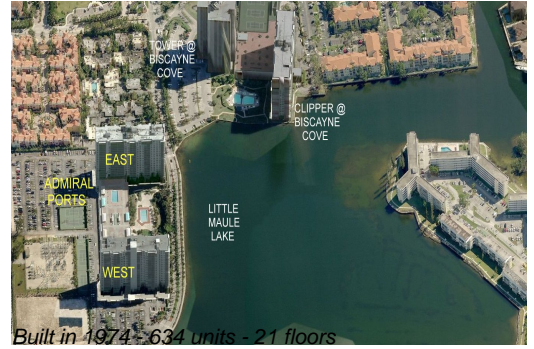
Unit 1411E - Admiral Ports

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

Unit Information

MLS Number:	F10444945
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:	\$549,000
List PPSF:	\$258
Valuated Price:	\$482,000
Valuated PPSF:	\$226

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:	51
Building inventory for sale:	8%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

Building Association Information

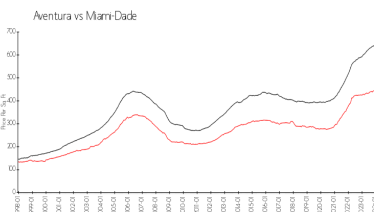
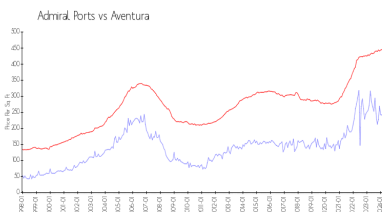
Continental Group Inc Management Co
305-931-8898 & 305 255 3000

<http://www.thecontinentalgroupinc.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$204/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Admiral Ports	8%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Admiral Ports	61 days
Aventura	92 days
Miami-Dade	82 days