

Unit 709W - Admiral Ports

709W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10445057
Status:	Active
Size:	1,220 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	Lake
List Price:	\$339,000
List PPSF:	\$278
Valuated Price:	\$219,000
Valuated PPSF:	\$180

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

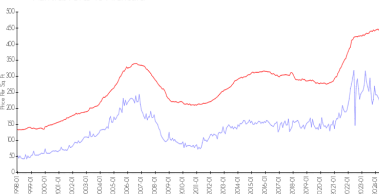
<http://www.thecontinentalgroupinc.com>

Recent Sales

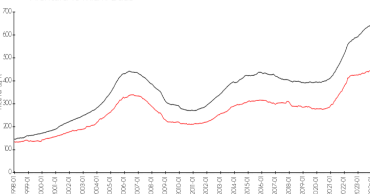
Unit #	Size	Closing Date	Sale Price	PPSF
608W	1,066 sq ft	Jun 2024	\$316,000	\$296
1608E	1,066 sq ft	Jun 2024	\$225,000	\$211
601W	1,666 sq ft	May 2024	\$475,000	\$285
2106E	1,466 sq ft	May 2024	\$305,000	\$208
2105W	1,066 sq ft	May 2024	\$230,000	\$216

Market Information

Admiral Ports vs Aventura



Aventura vs Miami-Dade

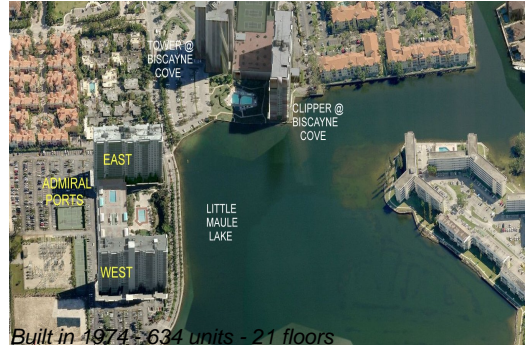


Admiral Ports: \$204/sq. ft.
Aventura: \$437/sq. ft.

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	65 days
Aventura	92 days
Miami-Dade	82 days