

# Unit 1607E - Admiral Ports

1607E - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	F10448401
Status:	Active
Size:	1,220 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	Intracoastal View,Ocean View
List Price:	\$349,999
List PPSF:	\$287
Valuated Price:	\$392,000
Valuated PPSF:	\$321

*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:	53
Building inventory for sale:	8%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6

## Building Association Information

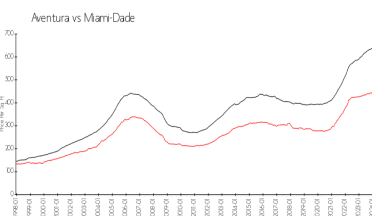
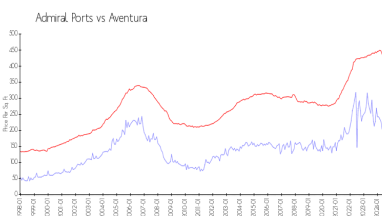
Continental Group Inc Management Co  
305-931-8898 & 305 255 3000

<http://www.thecontinentalgroupinc.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

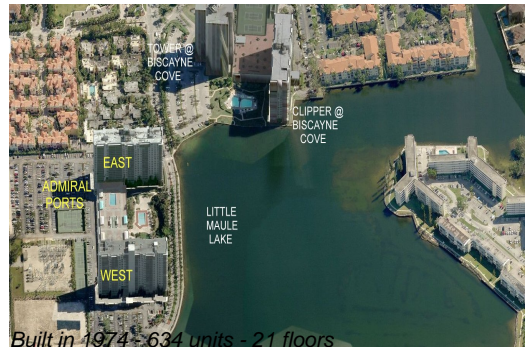
## Market Information



Admiral Ports:	\$271/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Admiral Ports	8%
Aventura	5%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Admiral Ports	73 days
Aventura	94 days
Miami-Dade	83 days