

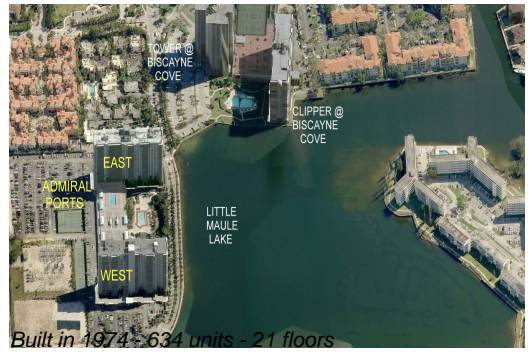
Unit 2203E - Admiral Ports

2203E - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: F10465164
 Status: Active
 Size: 2,150 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces
 View: Bay,Ocean View
 List Price: \$465,000
 List PPSF: \$216
 Valuated Price: \$625,000
 Valuated PPSF: \$293

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: 63
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 5

Building Association Information

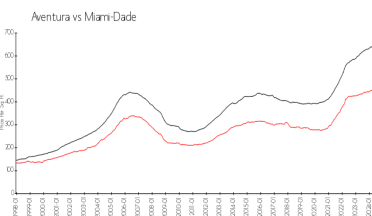
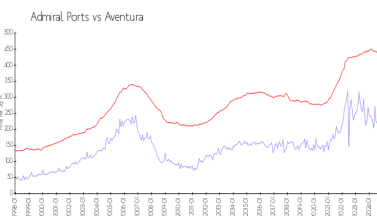
Continental Group Inc Management Co
 305-931-8898 & 305 255 3000

<http://www.thecontinentalgroupinc.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
908E	1,066 sq ft	Nov 2024	\$262,500	\$246
2204E	1,466 sq ft	Oct 2024	\$320,000	\$218
1801W	1,666 sq ft	Sep 2024	\$399,000	\$239
414w	1,220 sq ft	Sep 2024	\$269,000	\$220
1810W	1,066 sq ft	Aug 2024	\$243,000	\$228

Market Information



Admiral Ports: \$245/sq. ft. Aventura: \$434/sq. ft.
 Aventura: \$434/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Admiral Ports: 10%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Admiral Ports: 83 days

Aventura
Miami-Dade

101 days
86 days