

Unit 1417W - Admiral Ports

1417W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10479096
Status:	Active
Size:	1,693 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$465,000
List PPSF:	\$275
Valuated Price:	\$306,000
Valuated PPSF:	\$181

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:	43
Building inventory for sale:	6%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Building Association Information

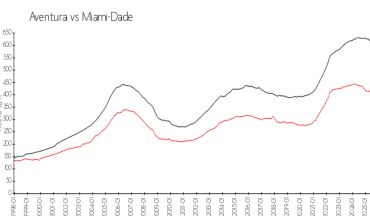
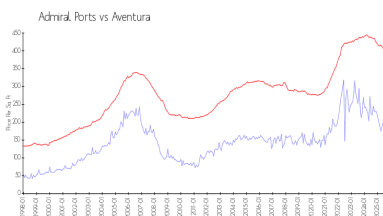
Continental Group Inc Management Co
305-931-8898 & 305 255 3000

<https://www.thecontinentalgroupinc.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
908W	1,066 sq ft	Nov 2025	\$165,000	\$155
2107E	1,220 sq ft	Oct 2025	\$200,000	\$164
2016E	1,693 sq ft	Oct 2025	\$345,000	\$204
1011W	1,066 sq ft	Oct 2025	\$186,000	\$174
1506W	1,466 sq ft	Jul 2025	\$363,000	\$248

Market Information



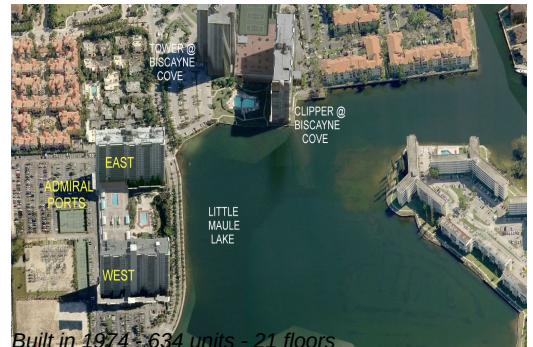
Admiral Ports:	\$163/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Admiral Ports	7%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Admiral Ports	114 days
---------------	----------



Aventura
Miami-Dade

98 days
77 days