

Unit 1504 - Peninsula 1

1504 - 3201 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11220334
Status:	Active
Size:	2,984 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$1,499,000
List PPSF:	\$502
Valuated Price:	\$1,351,000
Valuated PPSF:	\$453

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:	221
Number of active listings for rent:	4
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

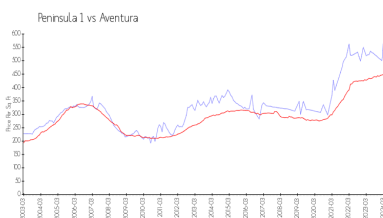
Building Association Information

The Peninsula Condominium Association Inc
(305) 682-4000

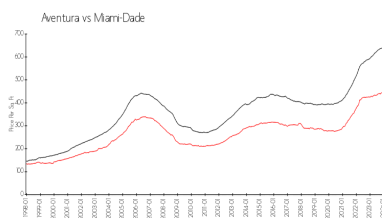
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208	3,450 sq ft	Mar 2024	\$1,845,000	\$535
2105	2,970 sq ft	Feb 2024	\$1,465,000	\$493
3003	3,266 sq ft	Jun 2023	\$2,000,000	\$612

Market Information



Peninsula 1: \$488/sq. ft.
Aventura: \$438/sq. ft.



Aventura: \$438/sq. ft.
Miami-Dade: \$703/sq. ft.

Inventory for Sale

Peninsula 1	5%
Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Peninsula 1	122 days
Aventura	89 days



Built in 2003 - 221 units - 30 floors

