

# Unit 709W - Admiral Ports

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

## Unit Information

MLS Number: A11538541  
 Status: Active  
 Size: 1,220 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$2,350  
 List PPSF: \$2  
 Valuated Price: \$242,000  
 Valuated PPSF: \$198

*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

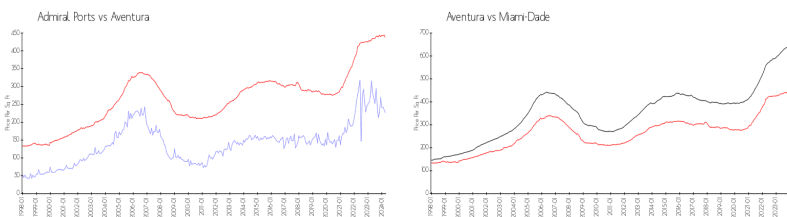
Number of units: 633  
 Number of active listings for rent: 32  
 Number of active listings for sale: 55  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Building Association Information

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

<http://www.thecontinentalgroupinc.com>

## Market Information



Admiral Ports: \$227/sq. ft.  
 Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Admiral Ports 9%  
 Aventura 5%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Admiral Ports 59 days  
 Aventura 89 days  
 Miami-Dade 81 days

