

# Unit 2406 - Peninsula 2

2406 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11551557  
 Status: Active  
 Size: 3,524 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Other Parking, Valet Parking  
 View:  
 List Price: \$2,290,000  
 List PPSF: \$650  
 Valuated Price: \$2,129,000  
 Valuated PPSF: \$604

*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.*

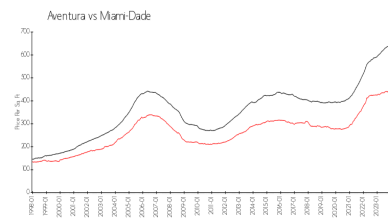
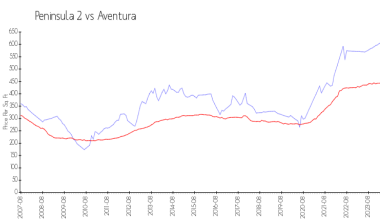
## Building Information

Number of units: 223  
 Number of active listings for rent: 5  
 Number of active listings for sale: 7  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
609	3,073 sq ft	Mar 2024	\$1,750,000	\$569
2407	3,117 sq ft	Mar 2024	\$1,700,000	\$545
1704	3,464 sq ft	Jan 2024	\$1,900,000	\$548
1805	2,001 sq ft	Oct 2023	\$960,000	\$480
502	2,433 sq ft	Jul 2023	\$1,195,000	\$491
3006	3,524 sq ft	Jul 2023	\$1,899,900	\$539

## Market Information



Peninsula 2: \$530/sq. ft.  
 Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Peninsula 2: 3%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Peninsula 2: 101 days  
 Aventura: 89 days  
 Miami-Dade: 81 days

