

# Unit 1705 - Peninsula 2

1705 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11556822                              |
| Status:         | Active                                 |
| Size:           | 2,001 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 1                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View:           |  |
| List Price:     | \$1,350,000                            |
| List PPSF:      | \$675                                  |
| Valuated Price: | \$1,025,000                            |
| Valuated PPSF:  | \$512                                  |

*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.*

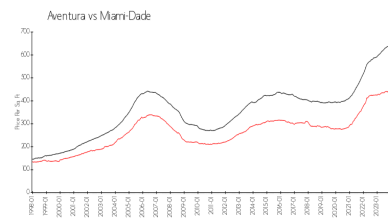
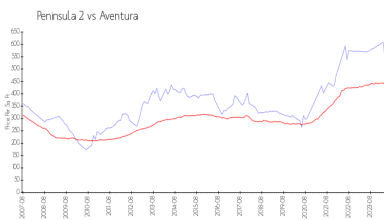
## Building Information

|  |     |
|--|-----|
| 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  |

