

# Unit 1201W - Admiral Ports

1201W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11564902  
 Status: Active  
 Size: 1,666 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$495,000  
 List PPSF: \$297  
 Valuated Price: \$348,000  
 Valuated PPSF: \$209

*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

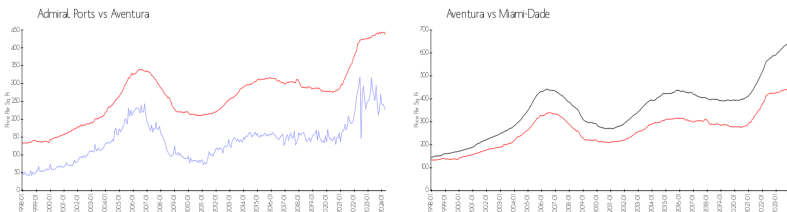
Continental Group Inc Management Co  
 305-931-8898 & 305 255 3000

<http://www.thecontinentalgroupinc.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1617E	1,693 sq ft	Apr 2024	\$370,000	\$219
1214W	1,220 sq ft	Apr 2024	\$320,000	\$262
217E	1,693 sq ft	Feb 2024	\$340,000	\$201
508E	1,066 sq ft	Feb 2024	\$265,000	\$249
302W	1,666 sq ft	Jan 2024	\$300,000	\$180

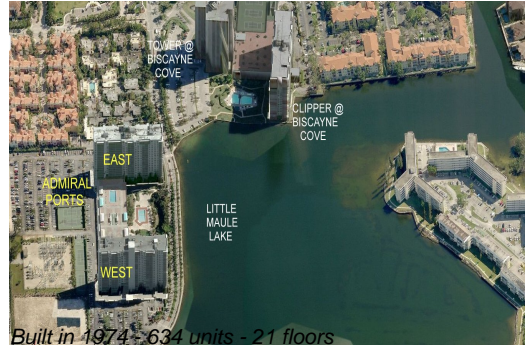
## Market Information



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