

Unit 802E - Admiral Ports

802E - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11572910
Status:	Active
Size:	1,666 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$599,000
List PPSF:	\$360
Valuated Price:	\$337,000
Valuated PPSF:	\$202

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:	53
Building inventory for sale:	8%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

Building Association Information

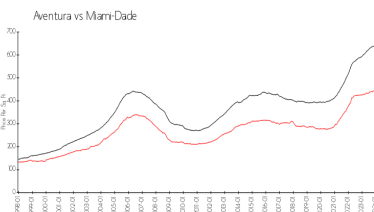
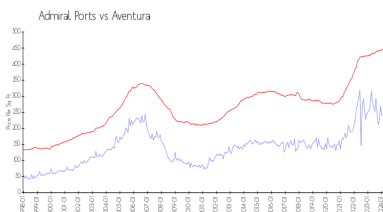
Continental Group Inc Management Co
305-931-8898 & 305 255 3000

<http://www.thecontinentalgroupinc.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
601W	1,666 sq ft	May 2024	\$475,000	\$285
2106E	1,466 sq ft	May 2024	\$305,000	\$208
2105W	1,066 sq ft	May 2024	\$230,000	\$216
1617E	1,693 sq ft	Apr 2024	\$370,000	\$219
1214W	1,220 sq ft	Apr 2024	\$320,000	\$262

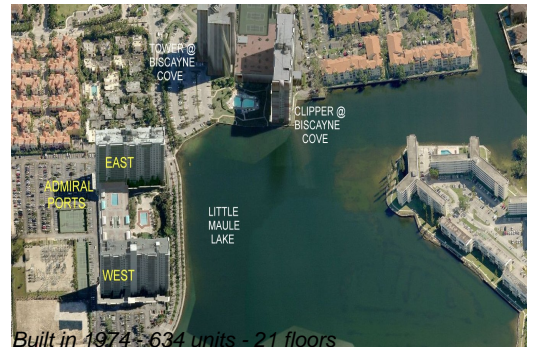
Market Information



Admiral Ports:	\$204/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Admiral Ports	8%
Aventura	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Admiral Ports	66 days
Aventura	89 days
Miami-Dade	81 days