

# Unit 3104 - Peninsula 2

3104 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

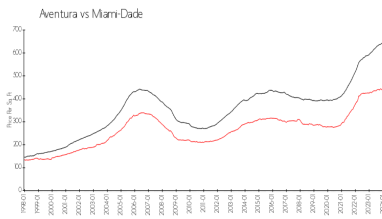
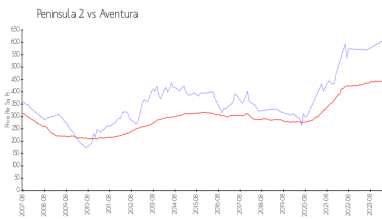
|                 |   |
|-----------------|---|
| MLS Number:     | A11385198                               |
| Status:         | Active                                  |
| Size:           | 3,464 Sq ft.                            |
| Bedrooms:       | 4                                       |
| Full Bathrooms: | 4                                       |
| Half Bathrooms: | 1                                       |
| Parking Spaces: | 2 Spaces,Assigned Parking,Valet Parking |
| View:           |   |
| Rental Price:   | \$14,900                                |
| List PPSF:      | \$4                                     |
| Valuated Price: | \$2,346,000                             |
| Valuated PPSF:  | \$677                                   |

*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   |

## Market Information



|              |               |             |               |
|--------------|---------------|-------------|---------------|
| Peninsula 2: | \$530/sq. ft. | Aventura:   | \$437/sq. ft. |
| Aventura:    | \$437/sq. ft. | Miami-Dade: | \$695/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  |

