

# Unit 116W - Admiral Ports

116W - 2851 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11893232
Status:	Active
Size:	1,693 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	
List Price:	\$385,000
List PPSF:	\$227
Valuated Price:	\$269,000
Valuated PPSF:	\$159

*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:	41
Building inventory for sale:	6%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Building Association Information

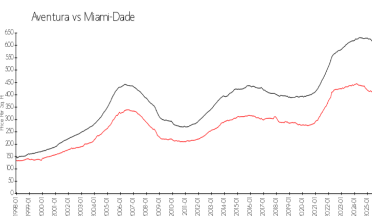
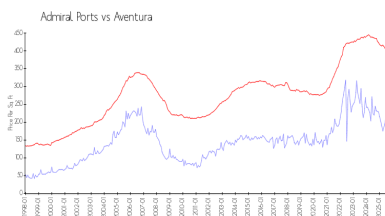
Continental Group Inc Management Co  
305-931-8898 & 305 255 3000

<https://www.thecontinentalgroupinc.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
908W	1,066 sq ft	Nov 2025	\$165,000	\$155
2107E	1,220 sq ft	Oct 2025	\$200,000	\$164
2016E	1,693 sq ft	Oct 2025	\$345,000	\$204
1011W	1,066 sq ft	Oct 2025	\$186,000	\$174
1506W	1,466 sq ft	Jul 2025	\$363,000	\$248

## Market Information



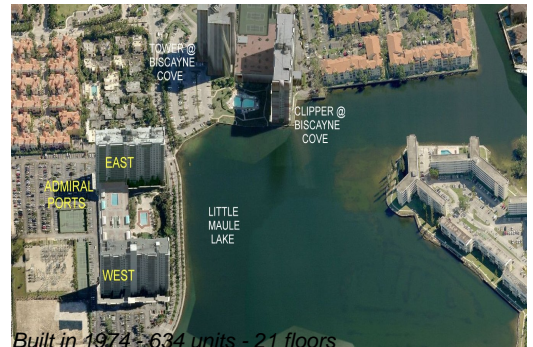
Admiral Ports:	\$163/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Admiral Ports	6%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Admiral Ports	118 days
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Aventura  
Miami-Dade

98 days  
77 days