

Unit 2706 - Peninsula 2

2706 - 3301 NE 183 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11910336
 Status: Active
 Size: 3,524 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$2,049,000
 List PPSF: \$581
 Valuated Price: \$2,275,000
 Valuated PPSF: \$646

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.

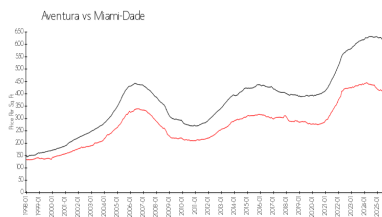
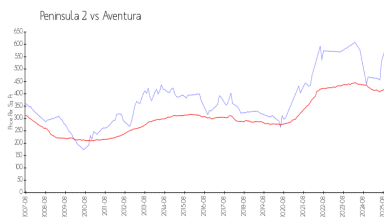
Building Information

Number of units: 223
 Number of active listings for rent: 5
 Number of active listings for sale: 15
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH04	3,464 sq ft	Sep 2025	\$2,450,000	\$707
1803	3,082 sq ft	Sep 2025	\$1,850,000	\$600
2807	3,069 sq ft	Jul 2025	\$1,790,000	\$583
1608	2,433 sq ft	Jun 2025	\$1,018,000	\$418
2204	3,464 sq ft	Jun 2025	\$1,843,000	\$532

Market Information



Peninsula 2:	\$549/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Peninsula 2	7%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Peninsula 2	91 days
Aventura	98 days
Miami-Dade	77 days

