

Unit 2309 - Tower Biscayne Cove

2309 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

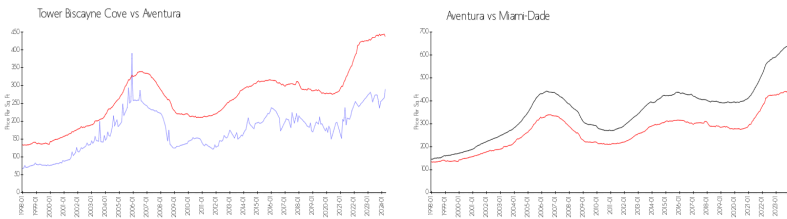
MLS Number: A11501031
 Status: Active
 Size: 1,571 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Spaces
 View: Intracoastal View
 Rental Price: \$3,900
 List PPSF: \$2
 Valuated Price: \$433,000
 Valuated PPSF: \$276

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: 262
 Number of active listings for rent: 9
 Number of active listings for sale: 8
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Market Information



Tower Biscayne Cove:	\$290/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$695/sq. ft.

Inventory for Sale

Tower Biscayne Cove: 3%
 Aventura: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Tower Biscayne Cove: 62 days
 Aventura: 89 days
 Miami-Dade: 81 days

