

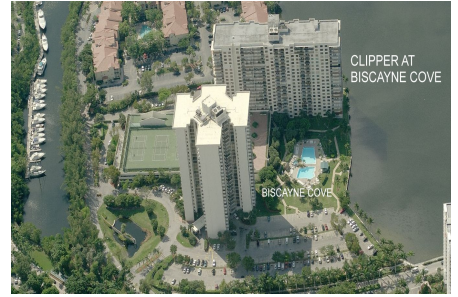
Clipper Biscayne Cove

18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Building Information

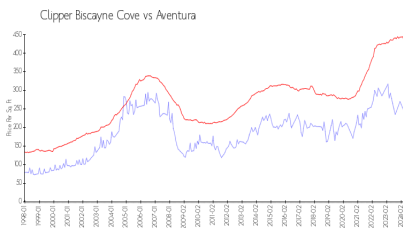
Number of units:	325
Number of active listings for rent:	10
Number of active listings for sale:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Biscayne Cove Condominium Association
(305) 935-4565

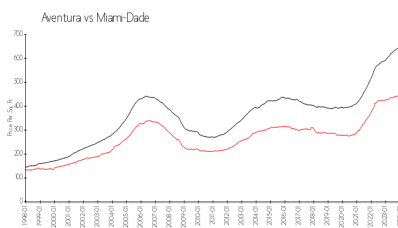


Built in 1981 - 325 units - 21 floors

Market Information



Clipper Biscayne Cove: \$247/sq. ft.
Aventura: \$438/sq. ft.



Aventura: \$438/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

Clipper Biscayne Cove	4%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Clipper Biscayne Cove	105 days
Aventura	87 days
Miami-Dade	81 days