

# Unit 18041 Biscayne Blvd # 1605 - del Prado South

18041 Biscayne Blvd # 1605 - 18011 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11349430  
 Status: Active  
 Size: 1,605 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking  
 View:  
 List Price: \$447,000  
 List PPSF: \$279  
 Valuated Price: \$307,000  
 Valuated PPSF: \$191

*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: 313  
 Number of active listings for rent: 0  
 Number of active listings for sale: 20  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

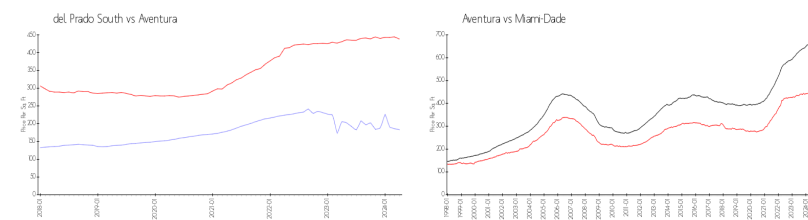
## Building Association Information

Plaza Del Prado Condominium Association  
 Address: 18071 Biscayne Blvd,  
 Aventura, FL 33160  
 Phone: +1 305-931-5643  
 Plaza Del Prado Condominium Association  
 18071 Biscayne Blvd  
 Aventura, FL 33160  
 (305) 682-7952  
 +1 305-931-3544

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1401	1,565 sq ft	Apr 2024	\$261,000	\$167
1205	1,605 sq ft	Feb 2024	\$290,000	\$181
302	1,251 sq ft	Feb 2024	\$230,000	\$184
905	1,605 sq ft	Jan 2024	\$355,000	\$221
PH04-4	1,605 sq ft	Dec 2023	\$330,000	\$206

## Market Information



del Prado South: \$183/sq. ft.  
 Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.  
 Miami-Dade: \$698/sq. ft.



### **Inventory for Sale**

del Prado South	6%
Aventura	4%
Miami-Dade	3%

### **Avg. Time to Close Over Last 12 Months**

del Prado South	75 days
Aventura	87 days
Miami-Dade	81 days