

Unit 18081 Biscayne Blvd # PH04 - del Prado North

18081 Biscayne Blvd # PH04 - 18051 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11496220
Status:	Active
Size:	1,605 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$495,000
List PPSF:	\$308
Valuated Price:	\$387,000
Valuated PPSF:	\$241

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:	307
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	6%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

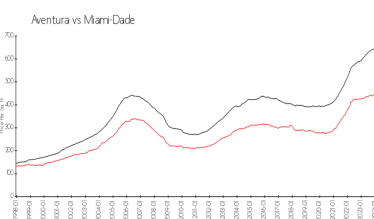
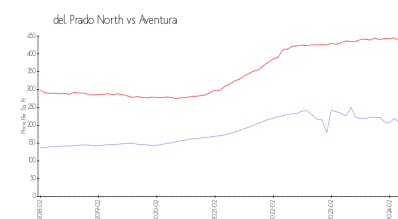
Building Association Information

Plaza Del Prado Condominium Association
 Address: 18071 Biscayne Blvd,
 Aventura, FL 33160
 Phone: +1 305-931-5643
 Plaza Del Prado Condominium Association
 18051 Biscayne Blvd
 Aventura, FL 33160
 +1 305-931-3544

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
905	1,605 sq ft	Mar 2024	\$365,000	\$227
901	1,565 sq ft	Feb 2024	\$460,000	\$294
902-4	1,251 sq ft	Feb 2024	\$245,000	\$196
1903	1,005 sq ft	Jan 2024	\$220,000	\$219
1901	1,565 sq ft	Dec 2023	\$415,000	\$265
701	1,565 sq ft	Dec 2023	\$260,000	\$166
1803	1,005 sq ft	Dec 2023	\$239,900	\$239

Market Information



del Prado North:	\$207/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.



Inventory for Sale

del Prado North	7%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

del Prado North	113 days
Aventura	87 days
Miami-Dade	81 days