

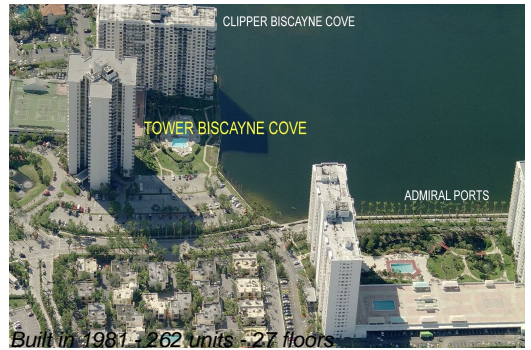
# Unit 2408 - Tower Biscayne Cove

2408 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11528766  
 Status: Active  
 Size: 1,629 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking, Valet Parking  
 View: Bay, Club Area View, Ocean View  
 Rental Price: \$3,900  
 List PPSF: \$2  
 Valuated Price: \$534,000  
 Valuated PPSF: \$328

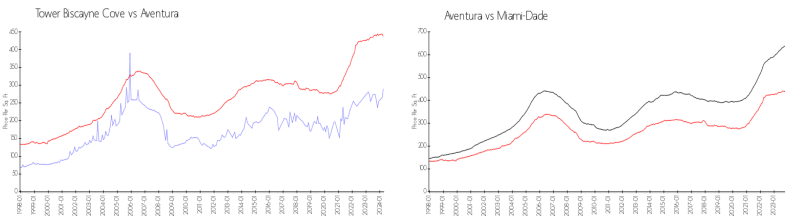
*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*



## 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:	\$694/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