

# Unit 18071 Biscayne Blvd # 1804 - del Prado North

18071 Biscayne Blvd # 1804 - 18051 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11533051
Status:	Active
Size:	1,565 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$475,000
List PPSF:	\$304
Valuated Price:	\$336,000
Valuated PPSF:	\$215

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

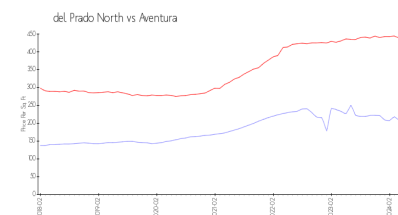
## Building Association Information

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

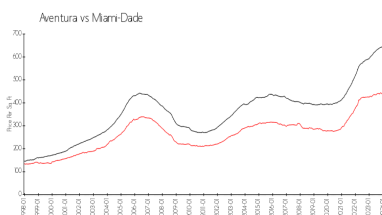
## Recent Sales

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