

Unit 18041 Biscayne Blvd # 1402 - del Prado South

18041 Biscayne Blvd # 1402 - 18011 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | A11540578 |
| Status: | Active |
| Size: | 1,251 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Guest Parking |
| View: | |
| List Price: | \$255,000 |
| List PPSF: | \$204 |
| Valuated Price: | \$235,000 |
| Valuated PPSF: | \$188 |

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

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|--|-----|
| 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 |

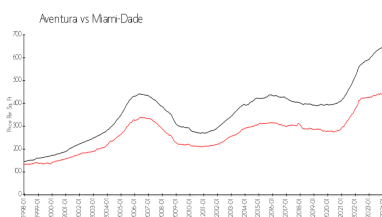
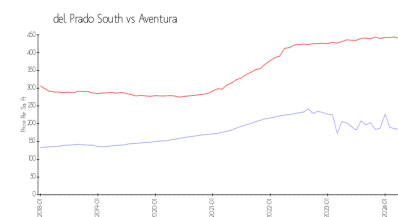
Building Association Information

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 |