

# Unit 1509 - Tower Biscayne Cove

1509 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11546202  
 Status: Active  
 Size: 1,571 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$599,900  
 List PPSF: \$382  
 Valuated Price: \$401,000  
 Valuated PPSF: \$255

*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.*

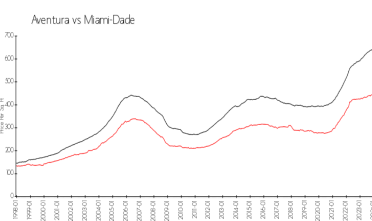
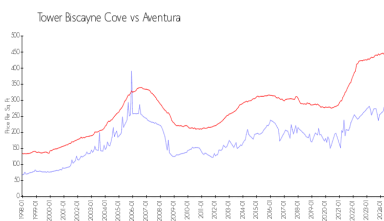
## Building Information

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: 2  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2201	1,322 sq ft	Mar 2024	\$325,000	\$246
1106	1,360 sq ft	Mar 2024	\$358,000	\$263
1208	1,629 sq ft	Dec 2023	\$420,000	\$258
2703	1,043 sq ft	Dec 2023	\$290,000	\$278
1801	1,322 sq ft	Nov 2023	\$350,000	\$265

## Market Information



Tower Biscayne Cove:	\$291/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Tower Biscayne Cove: 3%  
 Aventura: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Tower Biscayne Cove: 65 days  
 Aventura: 91 days  
 Miami-Dade: 82 days

