

Unit 609 - Clipper Biscayne Cove

609 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11552019
Status:	Active Under Contract
Size:	1,104 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Parking Garage,Valet Parking
View:	Canal,Lake,Water View
Rental Price:	\$2,350
List PPSF:	\$2
Valuated Price:	\$303,000
Valuated PPSF:	\$274

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.

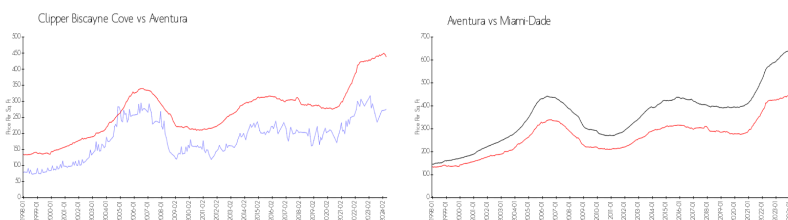
Building Information

Number of units:	325
Number of active listings for rent:	8
Number of active listings for sale:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Building Association Information

Biscayne Cove Condominium Association
(305) 935-4565

Market Information



Clipper Biscayne Cove:	\$275/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Clipper Biscayne Cove	4%
Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Clipper Biscayne Cove	113 days
Aventura	89 days
Miami-Dade	81 days

