

Unit 18061 Biscayne Blvd # 1701 - del Prado North

18061 Biscayne Blvd # 1701 - 18051 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11560642
 Status: Active
 Size: 1,565 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking
 View:
 List Price: \$395,000
 List PPSF: \$252
 Valuated Price: \$333,000
 Valuated PPSF: \$213

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

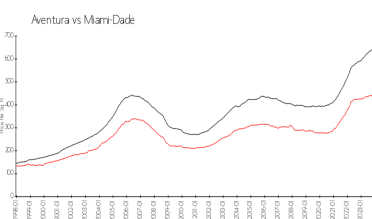
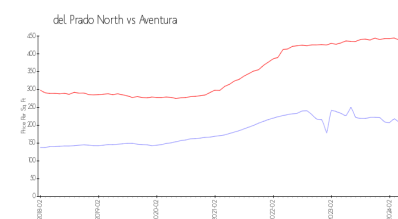
Building Association Information

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 |