

# Unit 110 - Tower Biscayne Cove

110 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11563174  
 Status: Active  
 Size: 1,293 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$476,000  
 List PPSF: \$368  
 Valuated Price: \$315,000  
 Valuated PPSF: \$244

*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.*

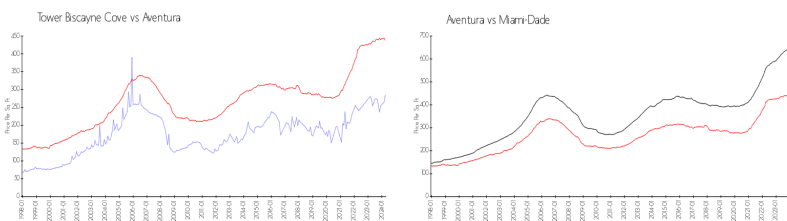
## Building Information

Number of units: 262  
 Number of active listings for rent: 9  
 Number of active listings for sale: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2110	1,339 sq ft	Oct 2023	\$376,000	\$281

## Market Information



Tower Biscayne Cove:	\$285/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/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: 62 days  
 Aventura: 87 days  
 Miami-Dade: 81 days

