

# Unit 18021 Biscayne Blvd # 1101 - del Prado South

18021 Biscayne Blvd # 1101 - 18011 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11568812  
Status: Active  
Size: 1,565 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms:  
Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking  
View:  
List Price: \$400,000  
List PPSF: \$256  
Valuated Price: \$304,000  
Valuated PPSF: \$194

*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: 313  
Number of active listings for rent: 0  
Number of active listings for sale: 18  
Building inventory for sale: 5%  
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: 1

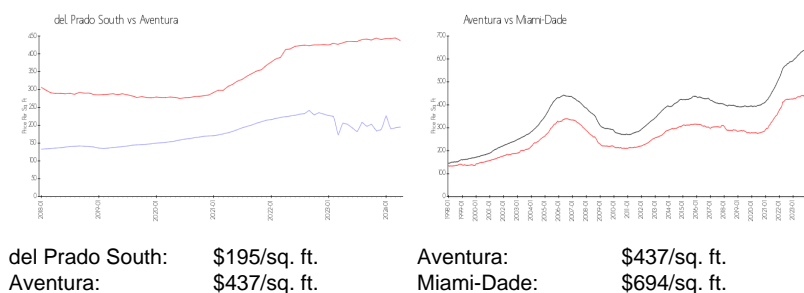
## Building Association Information

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



**Inventory for Sale**

del Prado South	6%
Aventura	5%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

del Prado South	75 days
Aventura	89 days
Miami-Dade	81 days