

Unit 1609 - Tower Biscayne Cove

1609 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11570325
 Status: Active
 Size: 1,571 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Assigned Parking

View:
 List Price: \$572,000
 List PPSF: \$364
 Valuated Price: \$397,000
 Valuated PPSF: \$253

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.



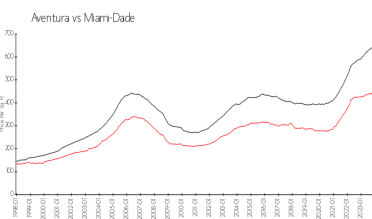
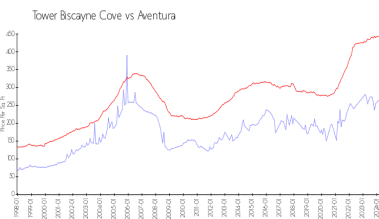
Building Information

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