

# Unit 1405 - Clipper Biscayne Cove

1405 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11571025
Status:	Active
Size:	918 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Additional Spaces Available
View:	Bay
Rental Price:	\$2,300
List PPSF:	\$3
Valuated Price:	\$181,000
Valuated PPSF:	\$197

*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.*

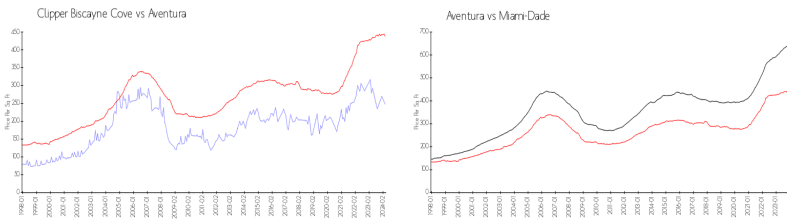
## Building Information

Number of units:	325
Number of active listings for rent:	8
Number of active listings for sale:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
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:	\$247/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/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	105 days
Aventura	89 days
Miami-Dade	81 days

