

# Unit 1903 - Clipper Biscayne Cove

1903 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11585198
Status:	Active
Size:	918 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Deeded Parking,Valet Parking
View:	
List Price:	\$295,000
List PPSF:	\$321
Valuated Price:	\$249,000
Valuated PPSF:	\$271

*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:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

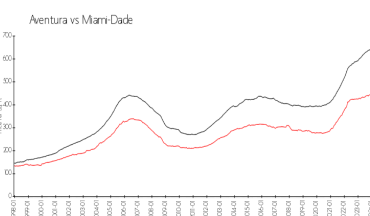
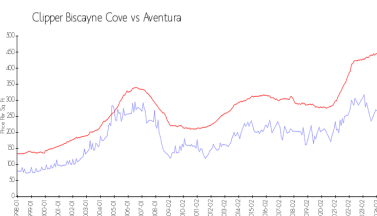
## Building Association Information

Biscayne Cove Condominium Association  
(305) 935-4565

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1202	1,610 sq ft	Apr 2024	\$370,000	\$230
604	1,210 sq ft	Jan 2024	\$275,000	\$227
2017	1,610 sq ft	Dec 2023	\$395,000	\$245
1904	1,210 sq ft	Dec 2023	\$305,000	\$252
817	3,220 sq ft	Oct 2023	\$690,000	\$214

## Market Information



Clipper Biscayne Cove:	\$266/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Clipper Biscayne Cove	4%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Clipper Biscayne Cove	113 days
Aventura	92 days
Miami-Dade	82 days