

Unit 18051 Biscayne Blvd # 1804 - del Prado North

18051 Biscayne Blvd # 1804 - 18051 Biscayne Blvd, Aventura, FL, Miami-Dade 33160



Built in 1971 - 307 units - 20 floors

Unit Information

MLS Number:	A11588181
Status:	Active
Size:	3,260 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$750,000
List PPSF:	\$230
Valuated Price:	\$704,000
Valuated PPSF:	\$216

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:	307
Number of active listings for rent:	0
Number of active listings for sale:	26
Building inventory for sale:	8%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

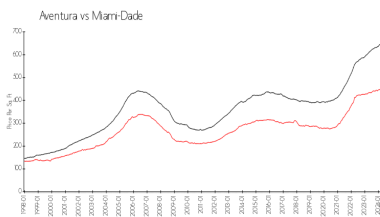
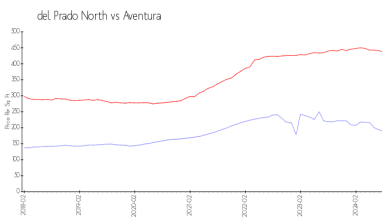
Building Association Information

Plaza Del Prado Condominium Association
 Address: 18071 Biscayne Blvd,
 Aventura, FL 33160
 Phone: +1 305-931-5643
 Plaza Del Prado Condominium Association
 18051 Biscayne Blvd
 Aventura, FL 33160
 +1 305-931-3544

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
702	1,251 sq ft	Aug 2024	\$220,000	\$176
602	1,251 sq ft	Jun 2024	\$230,000	\$184
501	1,565 sq ft	May 2024	\$360,000	\$230
304	1,565 sq ft	May 2024	\$250,000	\$160
905	1,605 sq ft	Mar 2024	\$365,000	\$227

Market Information



del Prado North: \$189/sq. ft.
 Aventura: \$437/sq. ft.

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 Miami-Dade: \$696/sq. ft.

Inventory for Sale

del Prado North	8%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

del Prado North	119 days
Aventura	97 days
Miami-Dade	84 days