

# Unit 505 - Clipper Biscayne Cove

505 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11595701
Status:	Active
Size:	918 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$280,000
List PPSF:	\$305
Valuated Price:	\$201,000
Valuated PPSF:	\$219

*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:	16
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

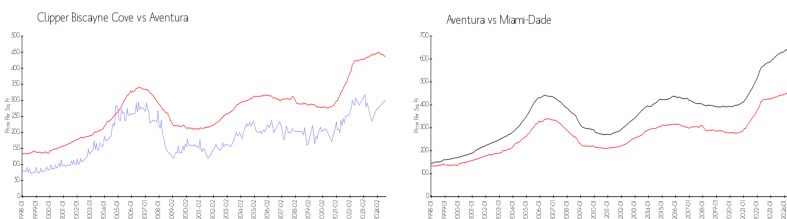
## Building Association Information

Biscayne Cove Condominium Association  
(305) 935-4565

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1705	918 sq ft	Nov 2024	\$280,000	\$305
1512	1,104 sq ft	Jun 2024	\$265,000	\$240
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

## Market Information



Clipper Biscayne Cove:	\$301/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Clipper Biscayne Cove	5%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Clipper Biscayne Cove	87 days
Aventura	99 days



Miami-Dade

85 days