

Unit 1404 - Clipper Biscayne Cove

1404 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11598480
Status:	Active
Size:	1,210 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Guest Parking,Valet Parking
View:	
List Price:	\$450,000
List PPSF:	\$372
Valuated Price:	\$309,000
Valuated PPSF:	\$255

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:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

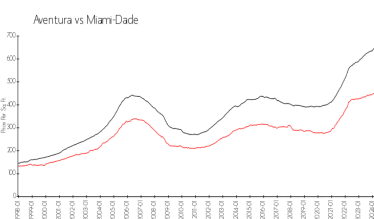
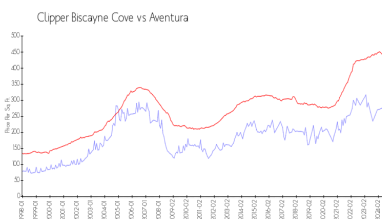
Building Association Information

Biscayne Cove Condominium Association
(305) 935-4565

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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



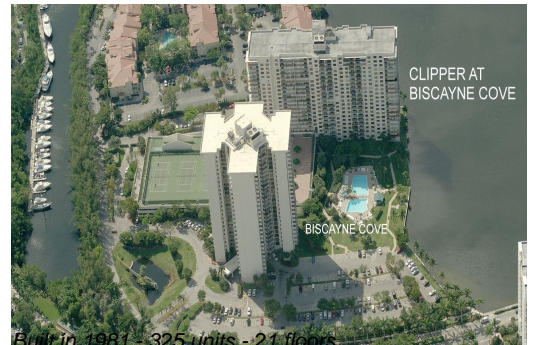
Clipper Biscayne Cove:	\$280/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Clipper Biscayne Cove	115 days
Aventura	99 days



Built in 1981 - 325 units - 21 floors

