

# Unit 304 - Clipper Biscayne Cove

304 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11599066  
 Status: Active  
 Size: 1,210 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$2,500  
 List PPSF: \$2  
 Valuated Price: \$263,000  
 Valuated PPSF: \$217

*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.*

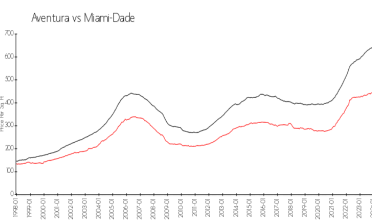
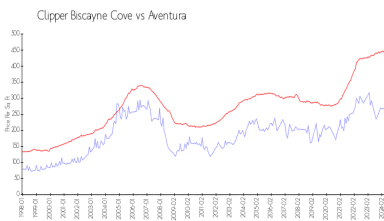
## Building Information

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

## 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

