

# Unit 2104 - Tower Biscayne Cove

2104 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11599888  
 Status: Active  
 Size: 1,043 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking, Valet Parking

### View:

Rental Price: \$2,600  
 List PPSF: \$2  
 Valuated Price: \$365,000  
 Valuated PPSF: \$350

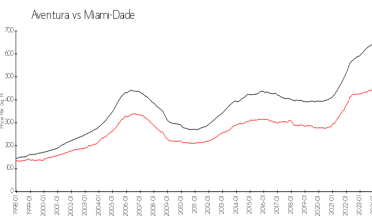
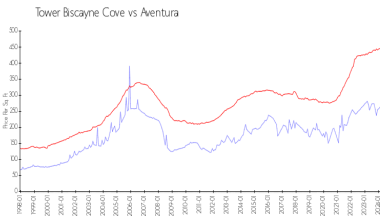
*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*



## Building Information

Number of units: 262  
 Number of active listings for rent: 9  
 Number of active listings for sale: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Market Information



Tower Biscayne Cove:	\$291/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Tower Biscayne Cove: 3%  
 Aventura: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Tower Biscayne Cove: 65 days  
 Aventura: 91 days  
 Miami-Dade: 82 days