

Unit 18031 Biscayne Blvd # 1002 - del Prado South

18031 Biscayne Blvd # 1002 - 18011 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11604675
 Status: Active
 Size: 1,251 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 2
 Parking Spaces: 1 Space,Assigned Parking,Detached,Open Space Parking
 View:
 List Price: \$245,000
 List PPSF: \$196
 Valuated Price: \$261,000
 Valuated PPSF: \$209

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: 313
 Number of active listings for rent: 0
 Number of active listings for sale: 22
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

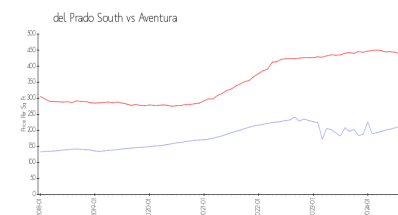
Building Association Information

Plaza Del Prado Condominium Association
 Address: 18071 Biscayne Blvd,
 Aventura, FL 33160
 Phone: +1 305-931-5643
 Plaza Del Prado Condominium Association
 18071 Biscayne Blvd
 Aventura, FL 33160
 (305) 682-7952
 +1 305-931-3544

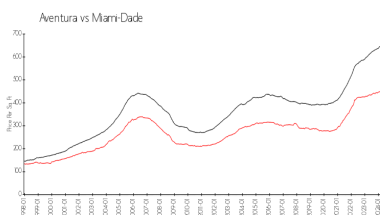
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1401 | 1,565 sq ft | Apr 2024 | \$261,000 | \$167 |
| 1205 | 1,605 sq ft | Feb 2024 | \$290,000 | \$181 |
| 302 | 1,251 sq ft | Feb 2024 | \$230,000 | \$184 |
| 905 | 1,605 sq ft | Jan 2024 | \$355,000 | \$221 |
| PH04-4 | 1,605 sq ft | Dec 2023 | \$330,000 | \$206 |

Market Information



del Prado South: \$212/sq. ft.
 Aventura: \$439/sq. ft.



Aventura: \$439/sq. ft.
 Miami-Dade: \$697/sq. ft.



Inventory for Sale

| | |
|-----------------|----|
| del Prado South | 7% |
| Aventura | 5% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| del Prado South | 73 days |
| Aventura | 97 days |
| Miami-Dade | 84 days |