

Unit 406 - Tower Biscayne Cove

406 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11605490
 Status: Active
 Size: 1,360 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Deeded Parking, Valet Parking
 View:
 List Price: \$310,000
 List PPSF: \$228
 Valuated Price: \$366,000
 Valuated PPSF: \$269

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.

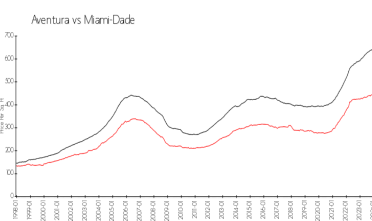
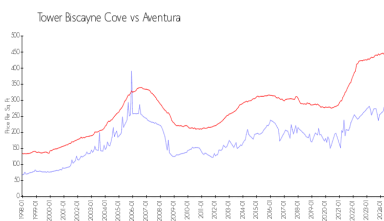
Building Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2201 | 1,322 sq ft | Mar 2024 | \$325,000 | \$246 |
| 1106 | 1,360 sq ft | Mar 2024 | \$358,000 | \$263 |
| 1208 | 1,629 sq ft | Dec 2023 | \$420,000 | \$258 |
| 2703 | 1,043 sq ft | Dec 2023 | \$290,000 | \$278 |
| 1801 | 1,322 sq ft | Nov 2023 | \$350,000 | \$265 |

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

