

# 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:	\$295,000
List PPSF:	\$217
Valuated Price:	\$342,000
Valuated PPSF:	\$251

*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.*

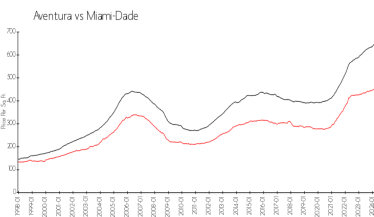
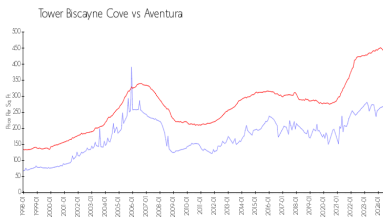
## Building Information

Number of units:	262
Number of active listings for rent:	9
Number of active listings for sale:	14
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2601	1,322 sq ft	Jul 2024	\$340,000	\$257
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

## Market Information



Tower Biscayne Cove:	\$272/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Tower Biscayne Cove	5%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Tower Biscayne Cove	79 days
Aventura	99 days
Miami-Dade	85 days

