

# Unit 18051 Biscayne Blvd # 1604 - del Prado North

18051 Biscayne Blvd # 1604 - 18051 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11607562
Status:	Active
Size:	1,605 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$495,000
List PPSF:	\$308
Valuated Price:	\$387,000
Valuated PPSF:	\$241

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:	307
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:	22
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

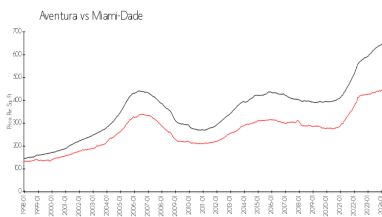
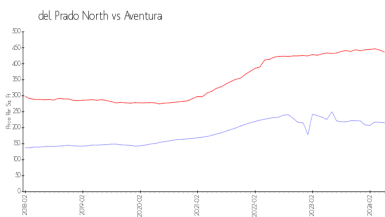
## Building Association Information

Plaza Del Prado Condominium Association  
 Address: 18071 Biscayne Blvd,  
 Aventura, FL 33160  
 Phone: +1 305-931-5643  
 Plaza Del Prado Condominium Association  
 18051 Biscayne Blvd  
 Aventura, FL 33160  
 +1 305-931-3544

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	1,251 sq ft	Jun 2024	\$230,000	\$184
501	1,565 sq ft	May 2024	\$360,000	\$230
304	1,565 sq ft	May 2024	\$250,000	\$160
905	1,605 sq ft	Mar 2024	\$365,000	\$227
901	1,565 sq ft	Feb 2024	\$460,000	\$294
902-4	1,251 sq ft	Feb 2024	\$245,000	\$196

## Market Information



del Prado North:	\$216/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/sq. ft.



## Inventory for Sale

del Prado North	7%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

del Prado North	124 days
Aventura	91 days
Miami-Dade	82 days