

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:	\$460,000
List PPSF:	\$287
Valuated Price:	\$340,000
Valuated PPSF:	\$212

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:	30
Building inventory for sale:	9%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

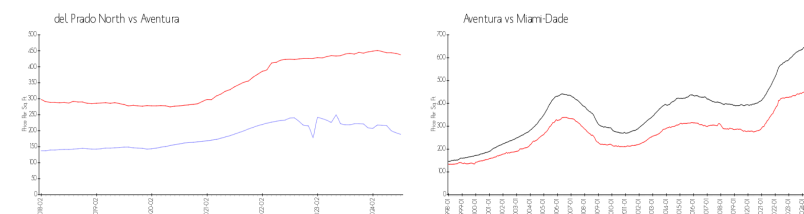
Building Association Information

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
702	1,251 sq ft	Aug 2024	\$220,000	\$176
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

Market Information



del Prado North:	\$189/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

del Prado North	10%
Aventura	6%



Miami-Dade	4%
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Avg. Time to Close Over Last 12 Months

del Prado North	119 days
Aventura	99 days
Miami-Dade	85 days