

# Unit 18071 Biscayne Blvd # 1601 - del Prado North

18071 Biscayne Blvd # 1601 - 18051 Biscayne Blvd, Aventura, FL, Miami-Dade 33160



## Unit Information

MLS Number:	A11607605
Status:	Active
Size:	1,830 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available, Valet Parking
View:	
List Price:	\$549,000
List PPSF:	\$300
Valuated Price:	\$401,000
Valuated PPSF:	\$219

*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

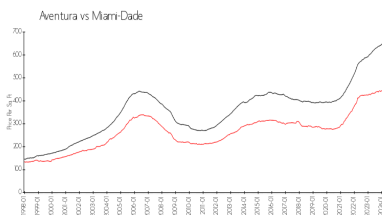
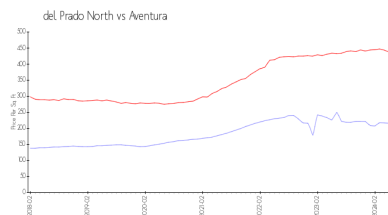
## Building Association Information

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.

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 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