

# Unit 18021 Biscayne Blvd # 1404 - del Prado South

18021 Biscayne Blvd # 1404 - 18011 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11618178
Status:	Active
Size:	1,565 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$559,000
List PPSF:	\$357
Valuated Price:	\$329,000
Valuated PPSF:	\$210

*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:	313
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:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

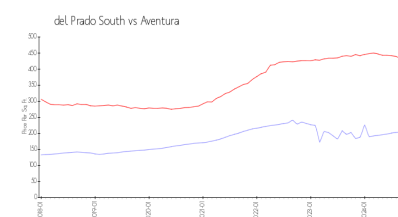
## Building Association Information

Plaza Del Prado Condominium Association  
 Address: 18071 Biscayne Blvd,  
 Aventura, FL 33160  
 Phone: +1 305-931-5643  
 Plaza Del Prado Condominium Association  
 18071 Biscayne Blvd  
 Aventura, FL 33160  
 (305) 682-7952  
 +1 305-931-3544

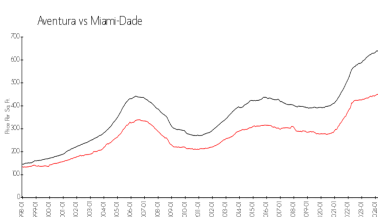
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1502	1,251 sq ft	Nov 2024	\$220,000	\$176
1905	1,605 sq ft	Oct 2024	\$442,000	\$275
1401	1,565 sq ft	Apr 2024	\$261,000	\$167
1205	1,605 sq ft	Feb 2024	\$290,000	\$181
302	1,251 sq ft	Feb 2024	\$230,000	\$184

## Market Information



del Prado South: \$205/sq. ft.  
 Aventura: \$434/sq. ft.



Aventura: \$434/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

del Prado South 10%



Built in 1971 - 313 units - 20 floors

Aventura	6%
Miami-Dade	4%

**Avg. Time to Close Over Last 12 Months**

del Prado South	60 days
Aventura	99 days
Miami-Dade	85 days