

# Unit 101 - Tower Biscayne Cove

101 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

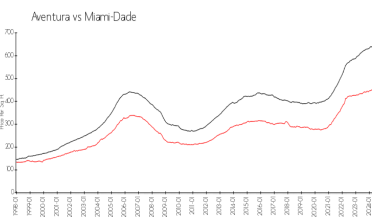
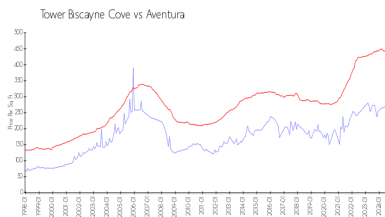
MLS Number: A11637758  
 Status: Active  
 Size: 1,322 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking, Valet Parking  
 View: Lake, Other View, Pool Area View  
 Rental Price: \$2,800  
 List PPSF: \$2  
 Valuated Price: \$337,000  
 Valuated PPSF: \$255

*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: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Market Information



Tower Biscayne Cove:	\$270/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/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	114 days
Aventura	103 days
Miami-Dade	87 days

