

# Unit 504 - Clipper Biscayne Cove

504 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11643239  
 Status: Pending  
 Size: 1,210 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View: Lagoon  
 Rental Price: \$2,100  
 List PPSF: \$2  
 Valuated Price: \$304,000  
 Valuated PPSF: \$251

*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.*

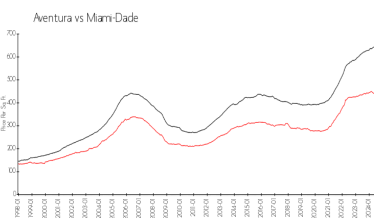
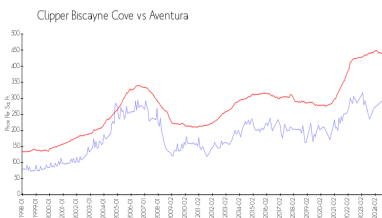
## Building Information

Number of units: 325  
 Number of active listings for rent: 8  
 Number of active listings for sale: 13  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

## Building Association Information

Biscayne Cove Condominium Association  
 (305) 935-4565

## Market Information



Clipper Biscayne Cove:	\$301/sq. ft.	Aventura:	\$433/sq. ft.
Aventura:	\$433/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Clipper Biscayne Cove: 4%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Clipper Biscayne Cove: 75 days  
 Aventura: 107 days  
 Miami-Dade: 89 days

