

# Unit 18041 Biscayne Blvd # 204 - del Prado South

18041 Biscayne Blvd # 204 - 18011 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11657439  
 Status: Active  
 Size: 1,605 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$490,000  
 List PPSF: \$305  
 Valuated Price: \$299,000  
 Valuated PPSF: \$186

*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: 28  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

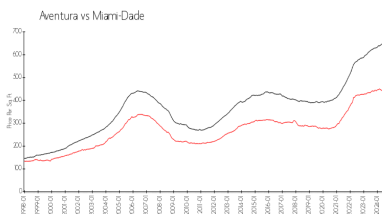
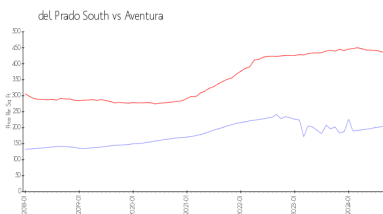
## Building Association Information

Plaza Del Prado Condominium Association  
 Address: 18071 Biscayne Blvd,  
 Aventura, FL 33160  
 Phone: +1 305-931-5643  
 Plaza Del Prado Condominium Association  
 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
1003	1,005 sq ft	Nov 2024	\$200,000	\$199
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.

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



**Inventory for Sale**

del Prado South	9%
Aventura	6%
Miami-Dade	4%

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

del Prado South	57 days
Aventura	101 days
Miami-Dade	86 days