

# Unit 610 - Clipper Biscayne Cove

610 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11671216  
 Status: Active  
 Size: 918 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$300,000  
 List PPSF: \$327  
 Valuated Price: \$247,000  
 Valuated PPSF: \$269

*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: 15  
 Building inventory for sale: 4%  
 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

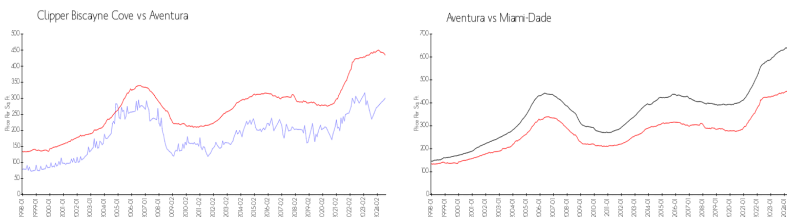
## Building Association Information

Biscayne Cove Condominium Association  
 (305) 935-4565

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1705	918 sq ft	Nov 2024	\$280,000	\$305
1512	1,104 sq ft	Jun 2024	\$265,000	\$240
1202	1,610 sq ft	Apr 2024	\$370,000	\$230
604	1,210 sq ft	Jan 2024	\$275,000	\$227
2017	1,610 sq ft	Dec 2023	\$395,000	\$245
1904	1,210 sq ft	Dec 2023	\$305,000	\$252

## Market Information



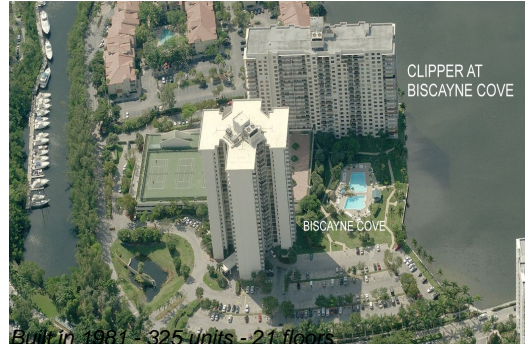
Clipper Biscayne Cove:	\$301/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Clipper Biscayne Cove: 5%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Clipper Biscayne Cove: 87 days  
 Aventura: 101 days



Miami-Dade

86 days