

# Unit 2303 - Tower Biscayne Cove

2303 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

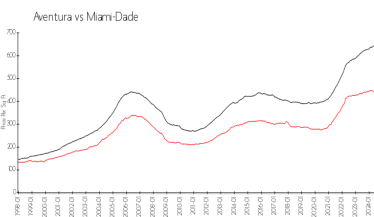
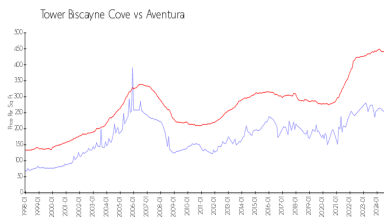
MLS Number:	A11672603
Status:	Active
Size:	1,043 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Covered Parking,Valet Parking
View:	Lake
Rental Price:	\$2,250
List PPSF:	\$2
Valuated Price:	\$271,000
Valuated PPSF:	\$260

*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:	15
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Market Information



Tower Biscayne Cove:	\$245/sq. ft.	Aventura:	\$433/sq. ft.
Aventura:	\$433/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Tower Biscayne Cove	6%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Tower Biscayne Cove	99 days
Aventura	105 days
Miami-Dade	88 days

