

Unit 2303 - Tower Biscayne Cove

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

Unit Information

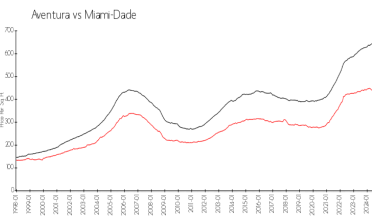
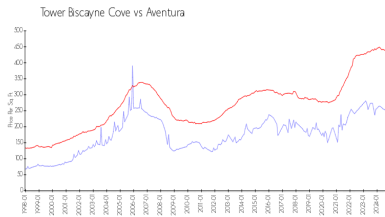
MLS Number: A11672603
 Status: Active
 Size: 1,043 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Covered Parking, Valet Parking
 View: Lake
 Rental Price: \$2,250
 List PPSF: \$2
 Valuated Price: \$271,000
 Valuated PPSF: \$260

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

