

Unit 305 - Clipper Biscayne Cove

305 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11673367
 Status: Active
 Size: 918 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking
 View:
 List Price: \$229,000
 List PPSF: \$249
 Valuated Price: \$197,000
 Valuated PPSF: \$215

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

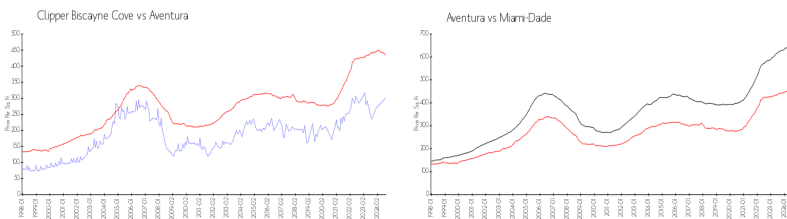
Building Association Information

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.
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 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

