

# Unit 1405 - Tower Biscayne Cove

1405 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

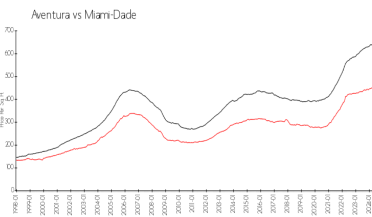
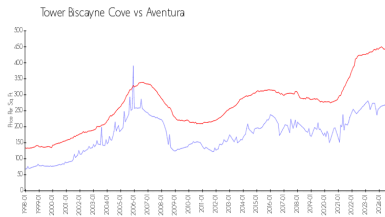
MLS Number: A11674173  
 Status: Active  
 Size: 1,257 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 Rental Price: \$2,300  
 List PPSF: \$2  
 Valuated Price: \$330,000  
 Valuated PPSF: \$263

*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: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Market Information



Tower Biscayne Cove:	\$270/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/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	97 days
Aventura	101 days
Miami-Dade	86 days

