

Unit 18071 Biscayne Blvd # 1204 - del Prado North

18071 Biscayne Blvd # 1204 - 18051 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

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|-----------------|--|
| MLS Number: | A11678781 |
| Status: | Active |
| Size: | 1,565 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$415,000 |
| List PPSF: | \$265 |
| Valuated Price: | \$310,000 |
| Valuated PPSF: | \$198 |

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

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|--|-----|
| Number of units: | 307 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 34 |
| Building inventory for sale: | 11% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 0 |

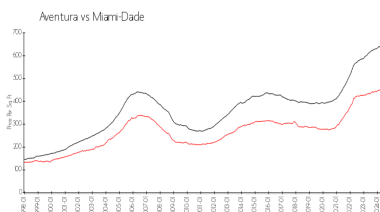
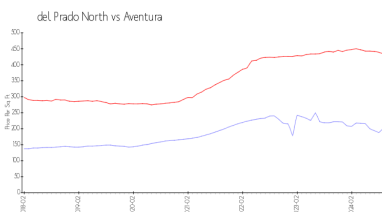
Building Association Information

Plaza Del Prado Condominium Association
 Address: 18071 Biscayne Blvd,
 Aventura, FL 33160
 Phone: +1 305-931-5643
 Plaza Del Prado Condominium Association
 18051 Biscayne Blvd
 Aventura, FL 33160
 +1 305-931-3544

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 702 | 1,251 sq ft | Aug 2024 | \$220,000 | \$176 |
| 602 | 1,251 sq ft | Jun 2024 | \$230,000 | \$184 |
| 501 | 1,565 sq ft | May 2024 | \$360,000 | \$230 |
| 304 | 1,565 sq ft | May 2024 | \$250,000 | \$160 |
| 905 | 1,605 sq ft | Mar 2024 | \$365,000 | \$227 |

Market Information



| | | | |
|------------------|---------------|-------------|---------------|
| del Prado North: | \$203/sq. ft. | Aventura: | \$434/sq. ft. |
| Aventura: | \$434/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-----------------|-----|
| del Prado North | 11% |
| Aventura | 6% |



Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|----------|
| del Prado North | 100 days |
| Aventura | 101 days |
| Miami-Dade | 86 days |