

# Unit 18071 Biscayne Blvd # 1204 - del Prado North

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

## Unit Information

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

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

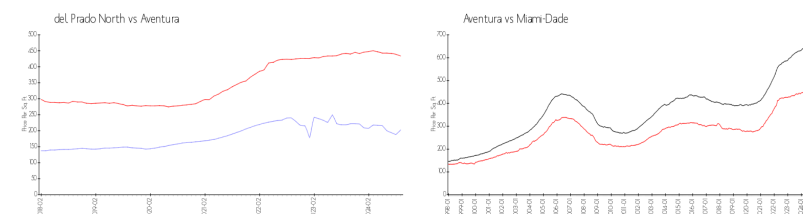
## Building Association Information

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%
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**Avg. Time to Close Over Last 12 Months**

del Prado North	100 days
Aventura	102 days
Miami-Dade	86 days