

# Unit 706 - Tower Biscayne Cove

706 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

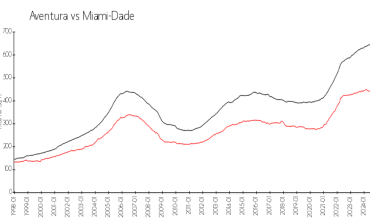
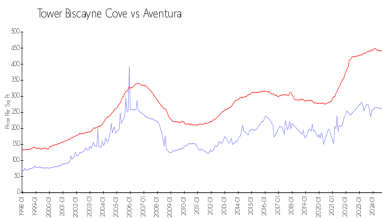
MLS Number: A11682098  
 Status: Active  
 Size: 1,360 Sq ft.  
 Bedrooms: 23  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Valet Parking  
 View: Garden View, Other View  
 Rental Price: \$3,100  
 List PPSF: \$2  
 Valuated Price: \$332,000  
 Valuated PPSF: \$244

*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: 20  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Market Information



Tower Biscayne Cove:	\$256/sq. ft.	Aventura:	\$426/sq. ft.
Aventura:	\$426/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Tower Biscayne Cove: 8%  
 Aventura: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Tower Biscayne Cove: 99 days  
 Aventura: 107 days  
 Miami-Dade: 90 days

