

Unit PH03 - Tower Biscayne Cove

PH03 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11846149
 Status: Active
 Size: 1,043 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:
 List Price: \$310,555
 List PPSF: \$298
 Valuated Price: \$275,000
 Valuated PPSF: \$264

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.

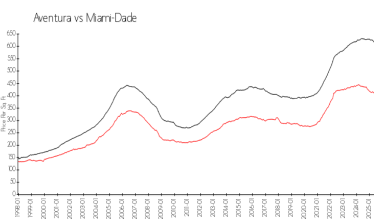
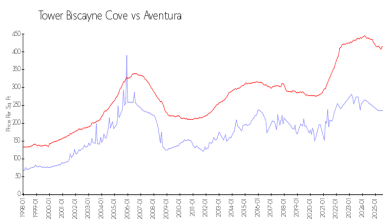
Building Information

Number of units: 262
 Number of active listings for rent: 9
 Number of active listings for sale: 9
 Building inventory for sale: 3%
 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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1601	1,322 sq ft	Oct 2025	\$293,000	\$222
2008	1,629 sq ft	May 2025	\$300,000	\$184
2205	1,257 sq ft	Apr 2025	\$310,000	\$247
406	1,360 sq ft	Feb 2025	\$265,000	\$195

Market Information



Tower Biscayne Cove:	\$236/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Tower Biscayne Cove: 3%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Tower Biscayne Cove: 105 days
 Aventura: 98 days
 Miami-Dade: 77 days

