

Unit 1009 - Tower Biscayne Cove

1009 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11880067
Status: Active
Size: 1,571 Sq ft.
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
List Price: \$479,000
List PPSF: \$305
Valuated Price: \$310,000
Valuated PPSF: \$197

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.

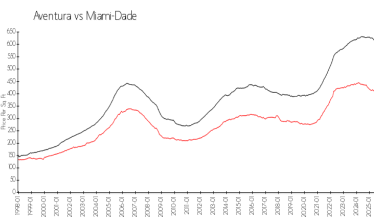
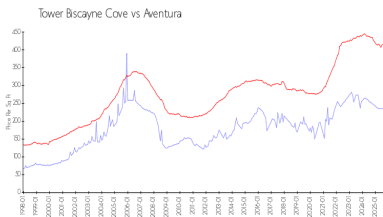
Building Information

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

