

# Unit 18071 Biscayne Blvd # 1204 - del Prado North

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

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11898144                              |
| Status:         | Active                                 |
| Size:           | 1,565 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View:           |                                        |
| List Price:     | \$339,000                              |
| List PPSF:      | \$217                                  |
| Valuated Price: | \$241,000                              |
| Valuated PPSF:  | \$154                                  |

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: | 6   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

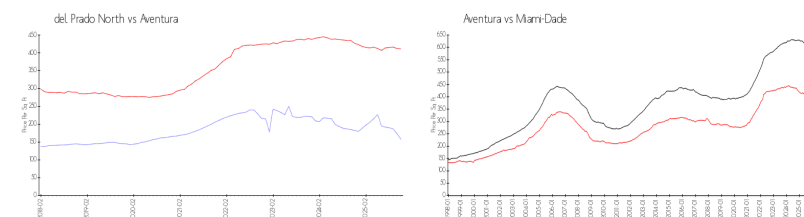
Plaza Del Prado Condominium Association  
 Address: 18071 Biscayne Blvd,  
 Aventura, FL 33160  
 Phone: +1 305-931-5643  
 Plaza Del Prado Condominium Association  
 18051 Biscayne Blvd  
 Aventura, FL 33160  
 +1 305-931-3544

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 802    | 1,251 sq ft | Nov 2025     | \$185,000  | \$148 |
| 902    | 1,251 sq ft | Sep 2025     | \$222,000  | \$177 |
| 402    | 1,251 sq ft | Jun 2025     | \$220,000  | \$176 |
| 901    | 1,565 sq ft | May 2025     | \$285,000  | \$182 |
| 1501   | 1,565 sq ft | May 2025     | \$410,000  | \$262 |

## Market Information



del Prado North: \$158/sq. ft.  
 Aventura: \$411/sq. ft.

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 Miami-Dade: \$668/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 | 99 days |
| Aventura        | 98 days |
| Miami-Dade      | 77 days |