

# Unit 2204 - Tower Biscayne Cove

2204 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

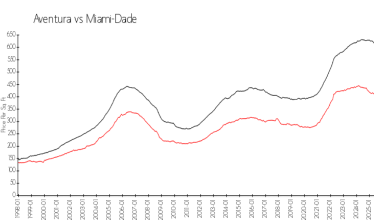
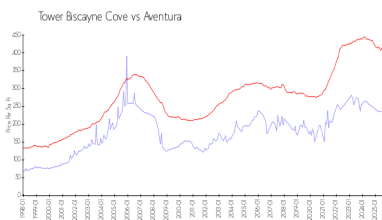
MLS Number: A11909974  
Status: Active  
Size: 1,043 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
View:  
Rental Price: \$1,900  
List PPSF: \$2  
Valuated Price: \$300,000  
Valuated PPSF: \$288

*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

## 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

