

# Unit 18041 Biscayne Blvd # 1805 - del Prado South

18041 Biscayne Blvd # 1805 - 18011 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	F10424074
Status:	Active
Size:	1,605 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Valet Parking
View:	Bay, Intracoastal View, Water View
List Price:	\$399,000
List PPSF:	\$249
Valuated Price:	\$313,000
Valuated PPSF:	\$195

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:	313
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	6%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

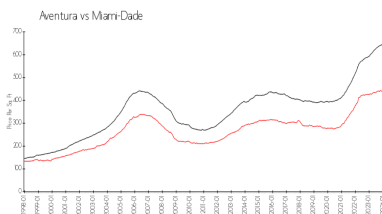
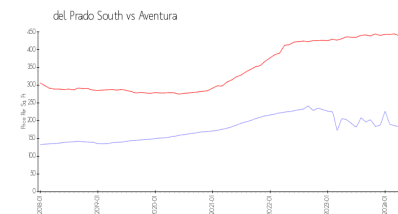
## Building Association Information

Plaza Del Prado Condominium Association  
 Address: 18071 Biscayne Blvd,  
 Aventura, FL 33160  
 Phone: +1 305-931-5643  
 Plaza Del Prado Condominium Association  
 18071 Biscayne Blvd  
 Aventura, FL 33160  
 (305) 682-7952  
 +1 305-931-3544

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1401	1,565 sq ft	Apr 2024	\$261,000	\$167
1205	1,605 sq ft	Feb 2024	\$290,000	\$181
302	1,251 sq ft	Feb 2024	\$230,000	\$184
905	1,605 sq ft	Jan 2024	\$355,000	\$221
PH04-4	1,605 sq ft	Dec 2023	\$330,000	\$206

## Market Information



del Prado South:	\$183/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.



### **Inventory for Sale**

del Prado South	6%
Aventura	4%
Miami-Dade	3%

### **Avg. Time to Close Over Last 12 Months**

del Prado South	75 days
Aventura	87 days
Miami-Dade	81 days