

Unit 1809 - Clipper Biscayne Cove

1809 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: F10425488
 Status: Active
 Size: 1,104 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking, Valet Parking
 View: Bay, Intracoastal View, Water View
 List Price: \$405,000
 List PPSF: \$367
 Valuated Price: \$307,000
 Valuated PPSF: \$278

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: 325
 Number of active listings for rent: 8
 Number of active listings for sale: 13
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

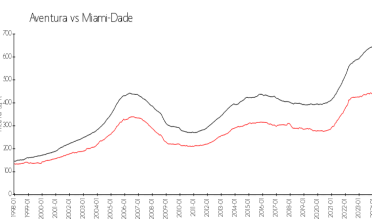
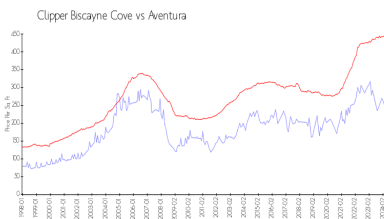
Building Association Information

Biscayne Cove Condominium Association
 (305) 935-4565

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1202	1,610 sq ft	Apr 2024	\$370,000	\$230
604	1,210 sq ft	Jan 2024	\$275,000	\$227
2017	1,610 sq ft	Dec 2023	\$395,000	\$245
1904	1,210 sq ft	Dec 2023	\$305,000	\$252
817	3,220 sq ft	Oct 2023	\$690,000	\$214

Market Information

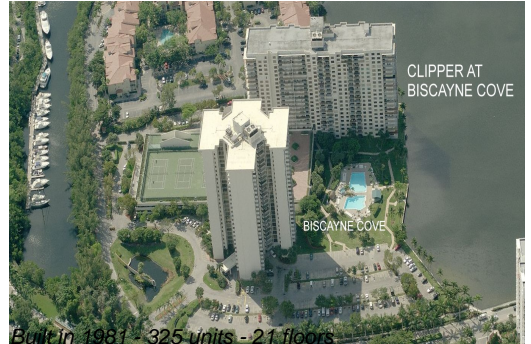


Clipper Biscayne Cove: \$247/sq. ft.
 Aventura: \$438/sq. ft.
 Aventura: \$438/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Clipper Biscayne Cove: 4%
 Aventura: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months



Clipper Biscayne Cove
Aventura
Miami-Dade

105 days
87 days
81 days