

# Unit 18031 Biscayne Blvd # 1104 - del Prado South

18031 Biscayne Blvd # 1104 - 18011 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	F10451011
Status:	Active
Size:	1,565 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Bay,Intracoastal View,Tennis Court View
List Price:	\$285,000
List PPSF:	\$182
Valuated Price:	\$358,000
Valuated PPSF:	\$229

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:	21
Building inventory for sale:	6%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

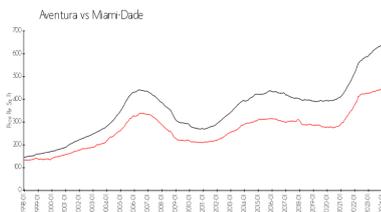
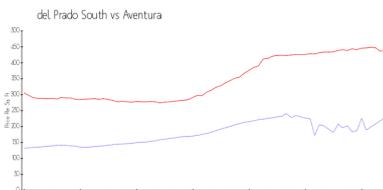
## Building Association Information

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:	\$230/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$704/sq. ft.



### **Inventory for Sale**

del Prado South	7%
Aventura	5%
Miami-Dade	3%

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

del Prado South	70 days
Aventura	94 days
Miami-Dade	83 days