

Unit 18031 Biscayne Blvd # 604 - del Prado South

18031 Biscayne Blvd # 604 - 18011 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: F10464871
 Status: Pending
 Size: 1,565 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking
 View: Other View
 List Price: \$250,000
 List PPSF: \$160
 Valuated Price: \$278,000
 Valuated PPSF: \$178

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: 33
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

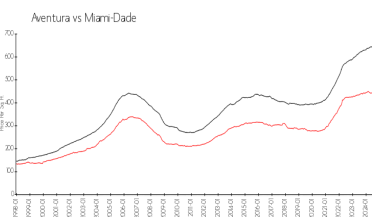
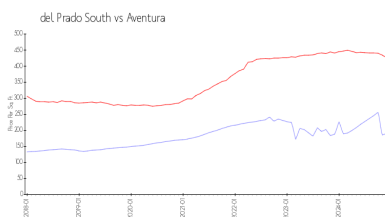
Building Association Information

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
1002	1,251 sq ft	Jan 2025	\$239,000	\$191
1805-4	1,605 sq ft	Dec 2024	\$325,000	\$202
1502	1,251 sq ft	Nov 2024	\$220,000	\$176
1003	1,005 sq ft	Nov 2024	\$200,000	\$199
1905	1,605 sq ft	Oct 2024	\$442,000	\$275

Market Information



del Prado South: \$187/sq. ft.
 Aventura: \$426/sq. ft.

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 Miami-Dade: \$688/sq. ft.

Inventory for Sale

del Prado South 11%



Aventura	7%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

del Prado South	103 days
Aventura	108 days
Miami-Dade	91 days