

Unit 1709 - Clipper Biscayne Cove

1709 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10533200
Status:	Active
Size:	1,104 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$299,000
List PPSF:	\$271
Valuated Price:	\$297,000
Valuated PPSF:	\$269

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:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

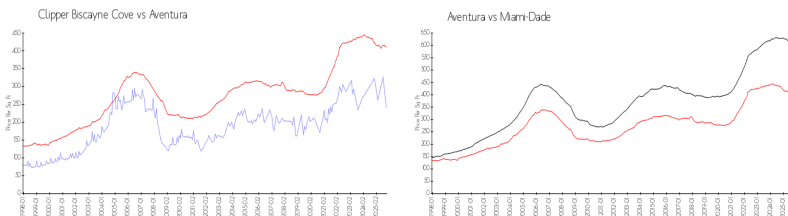
Biscayne Cove Condominium Association
(305) 935-4565

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
610	918 sq ft	Aug 2025	\$268,000	\$292
1903	918 sq ft	Mar 2025	\$245,000	\$267
2007	1,104 sq ft	Jan 2025	\$410,000	\$371
407	1,104 sq ft	Jan 2025	\$310,000	\$281

Market Information



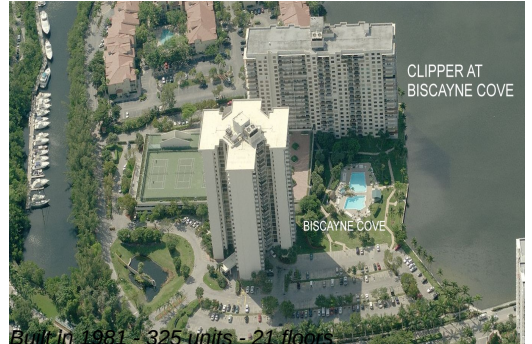
Clipper Biscayne Cove:	\$241/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Clipper Biscayne Cove	3%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Clipper Biscayne Cove	102 days
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Aventura
Miami-Dade

98 days
77 days