

Unit 1408 - Tower Biscayne Cove

1408 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: RX-11027680
 Status: Active
 Size: 1,629 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned,Covered
 View: Bay
 List Price: \$420,000
 List PPSF: \$258
 Valuated Price: \$450,000
 Valuated PPSF: \$276

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.

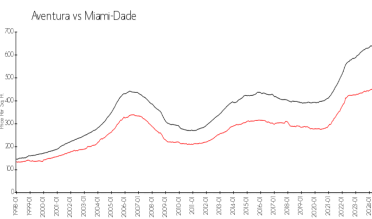
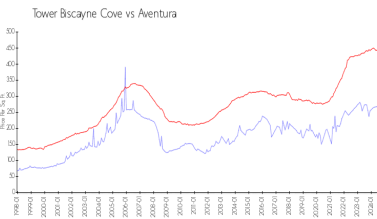
Building Information

Number of units: 262
 Number of active listings for rent: 9
 Number of active listings for sale: 15
 Building inventory for sale: 5%
 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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2601	1,322 sq ft	Jul 2024	\$340,000	\$257
2201	1,322 sq ft	Mar 2024	\$325,000	\$246
1106	1,360 sq ft	Mar 2024	\$358,000	\$263
1208	1,629 sq ft	Dec 2023	\$420,000	\$258
2703	1,043 sq ft	Dec 2023	\$290,000	\$278

Market Information



Tower Biscayne Cove:	\$270/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Tower Biscayne Cove: 6%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Tower Biscayne Cove: 97 days
 Aventura: 101 days
 Miami-Dade: 86 days

