

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.

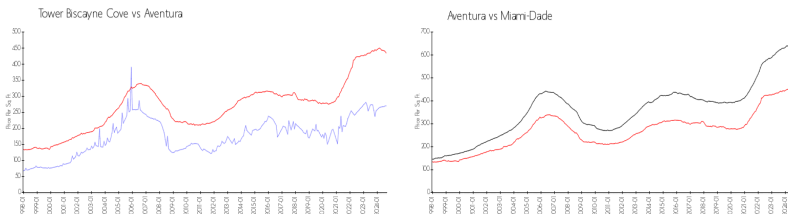
Building Information

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:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2007	1,339 sq ft	Nov 2024	\$300,000	\$224
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	114 days
Aventura	102 days
Miami-Dade	86 days

