

Unit 18051 Biscayne Blvd # 304 - del Prado North

18051 Biscayne Blvd # 304 - 18051 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11435932
 Status: Active
 Size: 1,605 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking
 View:
 List Price: \$289,000
 List PPSF: \$180
 Valuated Price: \$325,000
 Valuated PPSF: \$202

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: 307
 Number of active listings for rent: 0
 Number of active listings for sale: 22
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 28
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 3

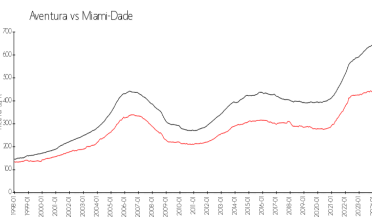
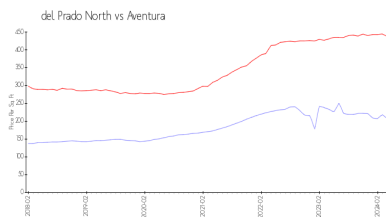
Building Association Information

Plaza Del Prado Condominium Association
 Address: 18071 Biscayne Blvd,
 Aventura, FL 33160
 Phone: +1 305-931-5643
 Plaza Del Prado Condominium Association
 18051 Biscayne Blvd
 Aventura, FL 33160
 +1 305-931-3544

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	1,565 sq ft	May 2024	\$250,000	\$160
905	1,605 sq ft	Mar 2024	\$365,000	\$227
901	1,565 sq ft	Feb 2024	\$460,000	\$294
902-4	1,251 sq ft	Feb 2024	\$245,000	\$196
1903	1,005 sq ft	Jan 2024	\$220,000	\$219

Market Information



del Prado North: \$206/sq. ft.
 Aventura: \$437/sq. ft.
 Aventura: \$437/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale



Built in 1971 - 307 units - 20 floors

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

Avg. Time to Close Over Last 12 Months

del Prado North	114 days
Aventura	89 days
Miami-Dade	81 days