

# Unit 18081 Biscayne Blvd # PH04 - del Prado North

18081 Biscayne Blvd # PH04 - 18051 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11496220  
 Status: Active  
 Size: 1,605 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$495,000  
 List PPSF: \$308  
 Valuated Price: \$385,000  
 Valuated PPSF: \$240

*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

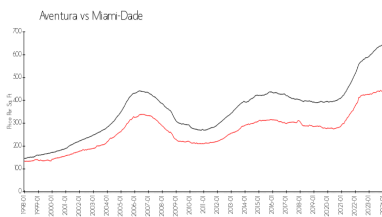
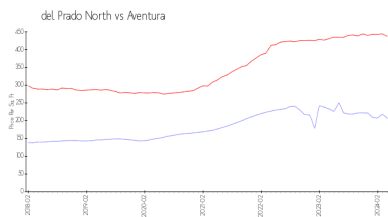
## Building Association Information

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

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