

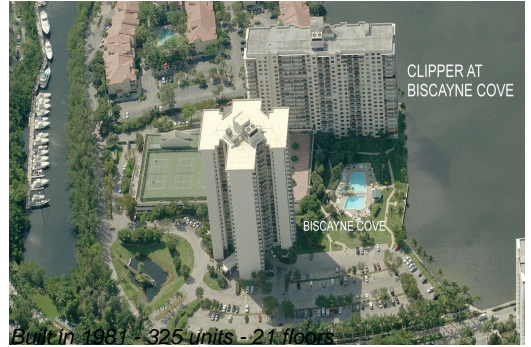
Unit 1912 - Clipper Biscayne Cove

1912 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11510137
 Status: Active
 Size: 1,104 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View: Canal, Intracoastal View, Ocean View, Water View
 Rental Price: \$2,990
 List PPSF: \$3
 Valuated Price: \$278,000
 Valuated PPSF: \$252

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.



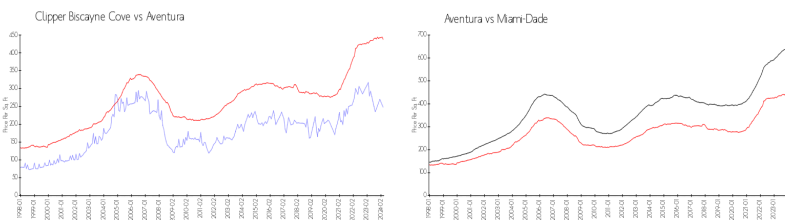
Building Information

Number of units: 325
 Number of active listings for rent: 8
 Number of active listings for sale: 12
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

Building Association Information

Biscayne Cove Condominium Association
 (305) 935-4565

Market Information



Clipper Biscayne Cove:	\$247/sq. ft.	Aventura:	\$437/sq. ft.
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Inventory for Sale

Clipper Biscayne Cove: 4%
 Aventura: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Clipper Biscayne Cove: 105 days
 Aventura: 89 days
 Miami-Dade: 81 days