

# Unit 1802 - Clipper Biscayne Cove

1802 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11535999  
 Status: Active  
 Size: 1,610 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$449,000  
 List PPSF: \$279  
 Valuated Price: \$448,000  
 Valuated PPSF: \$278

*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

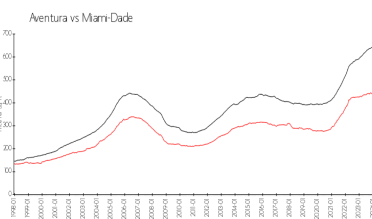
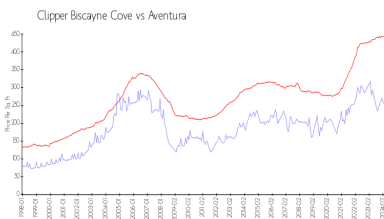
## Building Association Information

Biscayne Cove Condominium Association  
 (305) 935-4565

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1202	1,610 sq ft	Apr 2024	\$370,000	\$230
604	1,210 sq ft	Jan 2024	\$275,000	\$227
2017	1,610 sq ft	Dec 2023	\$395,000	\$245
1904	1,210 sq ft	Dec 2023	\$305,000	\$252
817	3,220 sq ft	Oct 2023	\$690,000	\$214

## Market Information



Clipper Biscayne Cove:	\$247/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Clipper Biscayne Cove  
Aventura  
Miami-Dade

105 days  
89 days  
81 days