

Unit 1705 - Clipper Biscayne Cove

1705 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11538991
 Status: Active
 Size: 918 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking,Valet Parking

View:
 List Price: \$299,000
 List PPSF: \$326
 Valuated Price: \$186,000
 Valuated PPSF: \$203

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

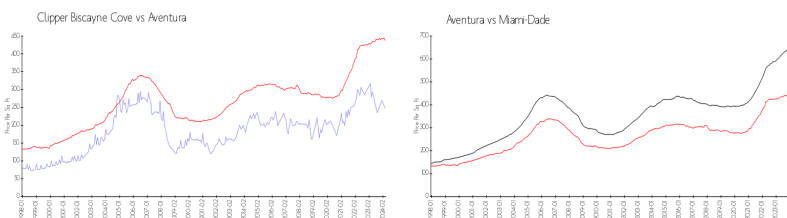
Building Association Information

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

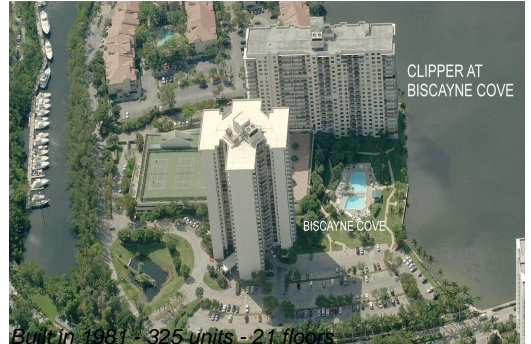
Market Information



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	105 days
Aventura	89 days
Miami-Dade	81 days