

# Unit 110 - Tower Biscayne Cove

110 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11563174
Status:	Active
Size:	1,293 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$476,000
List PPSF:	\$368
Valuated Price:	\$320,000
Valuated PPSF:	\$247

*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.*

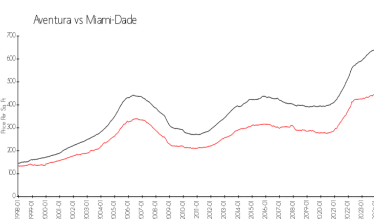
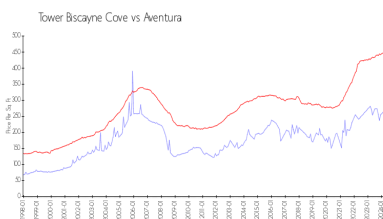
## Building Information

Number of units:	262
Number of active listings for rent:	9
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2201	1,322 sq ft	Mar 2024	\$325,000	\$246
1106	1,360 sq ft	Mar 2024	\$358,000	\$263
1208	1,629 sq ft	Dec 2023	\$420,000	\$258
2703	1,043 sq ft	Dec 2023	\$290,000	\$278
1801	1,322 sq ft	Nov 2023	\$350,000	\$265

## Market Information



Tower Biscayne Cove:	\$290/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Tower Biscayne Cove	3%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Tower Biscayne Cove	65 days
Aventura	89 days
Miami-Dade	81 days

