

# Unit 18051 Biscayne Blvd # 304 - del Prado North

18051 Biscayne Blvd # 304 - 18051 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11512092  
 Status: Active  
 Size: 1,605 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 Rental Price: \$2,700  
 List PPSF: \$2  
 Valuated Price: \$325,000  
 Valuated PPSF: \$202

*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.*



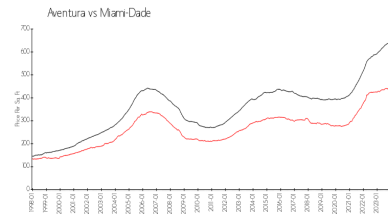
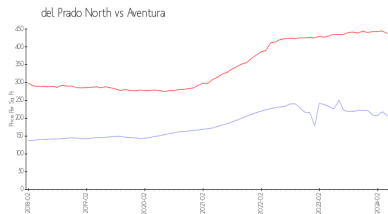
## Building Information

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: 2

## 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

## Market Information



del Prado North: \$206/sq. ft.      Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.      Miami-Dade: \$695/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  
Miami-Dade

89 days  
81 days