

Unit 1404 - Clipper Biscayne Cove

1404 - 18151 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11598480
 Status: Active
 Size: 1,210 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking,Valet Parking
 View:
 List Price: \$434,994
 List PPSF: \$359
 Valuated Price: \$298,000
 Valuated PPSF: \$246

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: 11
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Building Association Information

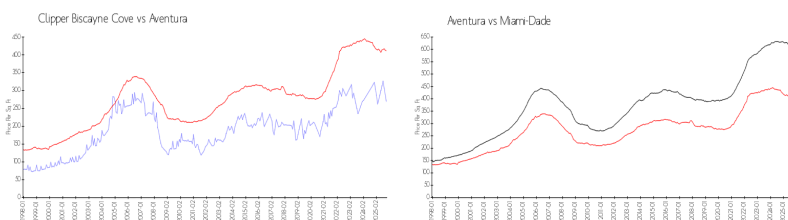
Biscayne Cove Condominium Association
 (305) 935-4565

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
610	918 sq ft	Aug 2025	\$268,000	\$292
1903	918 sq ft	Mar 2025	\$245,000	\$267
2007	1,104 sq ft	Jan 2025	\$410,000	\$371
407	1,104 sq ft	Jan 2025	\$310,000	\$281

Market Information



Clipper Biscayne Cove:	\$269/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Clipper Biscayne Cove: 3%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months



Clipper Biscayne Cove	105 days
Aventura	98 days
Miami-Dade	77 days