

# Unit 18071 Biscayne Blvd # 1701 - del Prado North

18071 Biscayne Blvd # 1701 - 18051 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11724600    |
| Status:         | Active       |
| Size:           | 1,565 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$385,000    |
| List PPSF:      | \$246        |
| Valuated Price: | \$253,000    |
| Valuated PPSF:  | \$162        |

*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:      | 32  |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

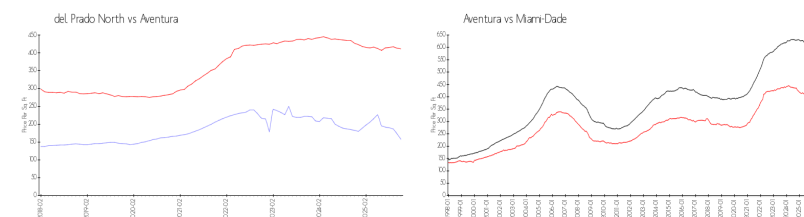
Plaza Del Prado Condominium Association  
Address: 18071 Biscayne Blvd,  
Aventura, FL 33160  
Phone: +1 305-931-5643  
Plaza Del Prado Condominium Association  
18051 Biscayne Blvd  
Aventura, FL 33160  
+1 305-931-3544

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 802    | 1,251 sq ft | Nov 2025     | \$185,000  | \$148 |
| 902    | 1,251 sq ft | Sep 2025     | \$222,000  | \$177 |
| 402    | 1,251 sq ft | Jun 2025     | \$220,000  | \$176 |
| 901    | 1,565 sq ft | May 2025     | \$285,000  | \$182 |
| 1501   | 1,565 sq ft | May 2025     | \$410,000  | \$262 |

## Market Information



del Prado North: \$158/sq. ft.  
Aventura: \$411/sq. ft.

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Miami-Dade: \$671/sq. ft.

## Inventory for Sale



|                 |     |
|-----------------|-----|
| del Prado North | 10% |
| Aventura        | 6%  |
| Miami-Dade      | 4%  |

### **Avg. Time to Close Over Last 12 Months**

|                 |         |
|-----------------|---------|
| del Prado North | 99 days |
| Aventura        | 98 days |
| Miami-Dade      | 77 days |