

Unit PH07 - Tower Biscayne Cove

PH07 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11806415
 Status: Active
 Size: 1,339 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$369,000
 List PPSF: \$276
 Valuated Price: \$335,000
 Valuated PPSF: \$250

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.

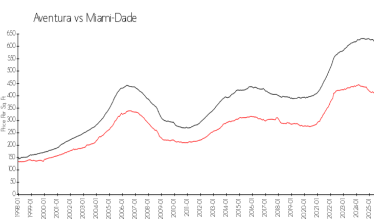
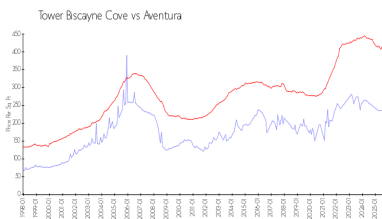
Building Information

Number of units: 262
 Number of active listings for rent: 9
 Number of active listings for sale: 10
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1601 | 1,322 sq ft | Oct 2025 | \$293,000 | \$222 |
| 2008 | 1,629 sq ft | May 2025 | \$300,000 | \$184 |
| 2205 | 1,257 sq ft | Apr 2025 | \$310,000 | \$247 |
| 406 | 1,360 sq ft | Feb 2025 | \$265,000 | \$195 |

Market Information



| | | | |
|----------------------|---------------|-------------|---------------|
| Tower Biscayne Cove: | \$236/sq. ft. | Aventura: | \$411/sq. ft. |
| Aventura: | \$411/sq. ft. | Miami-Dade: | \$671/sq. ft. |

Inventory for Sale

| | |
|---------------------|----|
| Tower Biscayne Cove | 4% |
| Aventura | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------------|----------|
| Tower Biscayne Cove | 105 days |
| Aventura | 98 days |
| Miami-Dade | 77 days |

