

Unit 1801 - Tower Biscayne Cove

1801 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11817785
Status: Active
Size: 1,322 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking

View:
List Price: \$314,900
List PPSF: \$238
Valuated Price: \$349,000
Valuated PPSF: \$264

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.

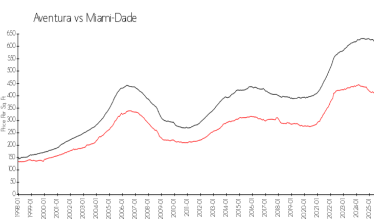
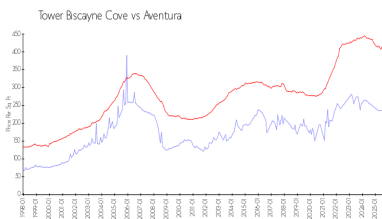
Building Information

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

