

Unit 2204 - Tower Biscayne Cove

2204 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11835700
 Status: Active
 Size: 1,043 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$345,000
 List PPSF: \$331
 Valuated Price: \$300,000
 Valuated PPSF: \$288

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.

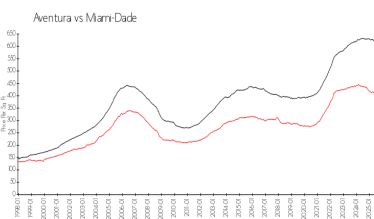
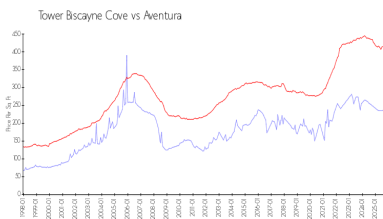
Building Information

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

