

Unit 1401 - Tower Biscayne Cove

1401 - 18181 NE 31 Ct, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11839891
Status:	Active
Size:	1,322 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$375,000
List PPSF:	\$284
Valuated Price:	\$335,000
Valuated PPSF:	\$253

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.

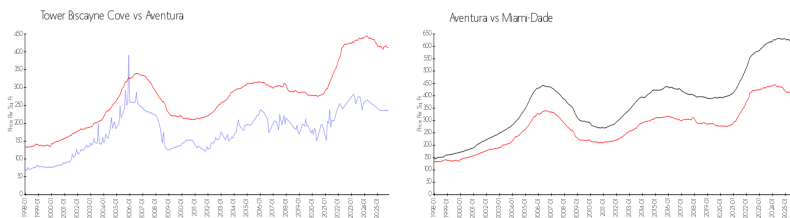
Building Information

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

