



Eastside at Aventura

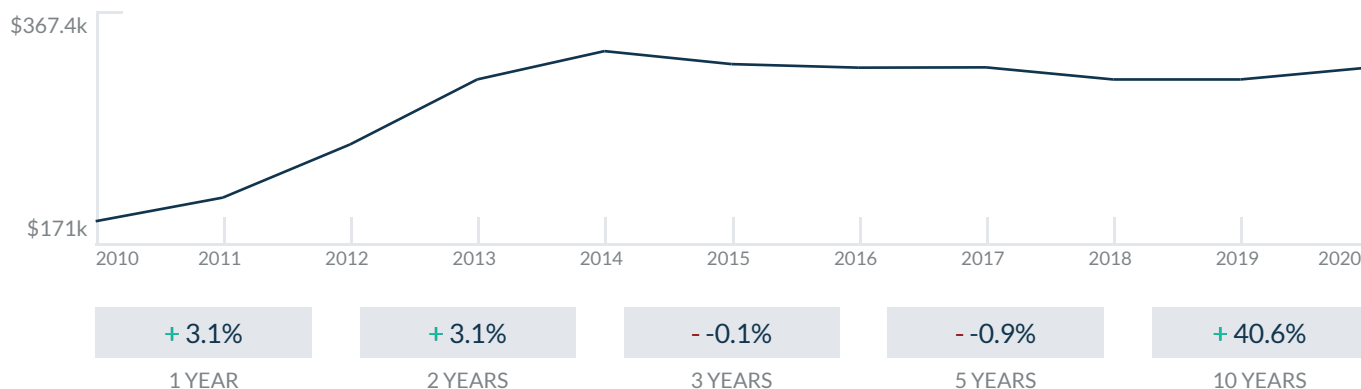
3000 NE 188th St
Aventura, FL 33180

Every month we compile this comprehensive market report focus on Eastside at Aventura in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website eastsideataventura.com.

Property Stats

POSTAL CODE 33180

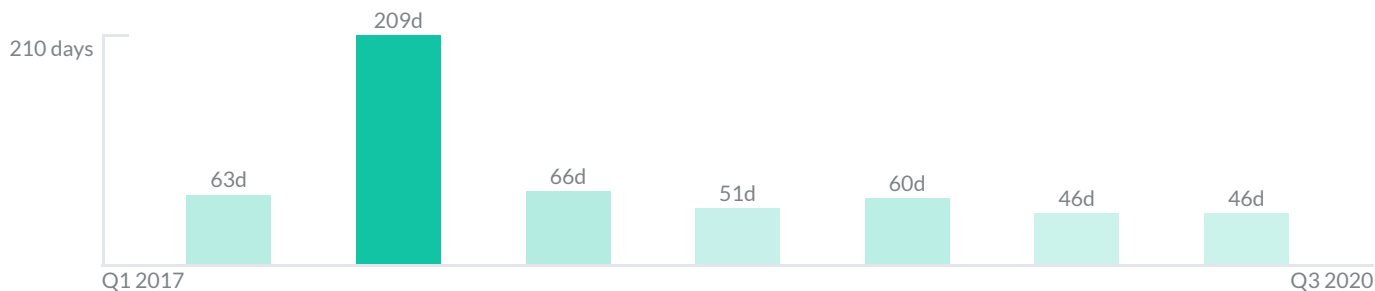
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



Mortgage Rates

PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL
Aventura City Of Excellence School
10/10

MIDDLE SCHOOL
Gulfstream Middle School
6/10

HIGH SCHOOL
Hallandale High School
3/10

Insights

IN EASTSIDE AT AVENTURA

Below the average listing prices of available unit per property type.

2 BEDS
\$447,000
 AVERAGE PRICE
 2 FOR SALE
 1 FOR RENT

3 BED
\$498,000
 AVERAGE PRICE
 5 FOR SALE
 1 FOR RENT

2% to 5.7%
 CAP RATE
 Yearly net income when rent

2.8%
 NEGOTIABILITY
 What you can negotiate

7
 AVAILABLE

0
 SOLD

Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Eastside at Aventura



\$575,400



UNIT 708

SOLD | AUG 2020

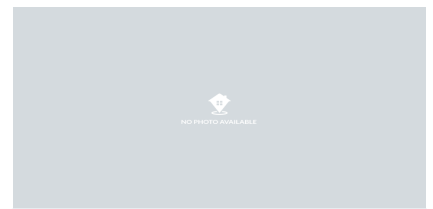


\$400,000



UNIT 505

SOLD | JUL 2020



\$2,199



UNIT 606

RENTED | JUL 2020



\$3,100



UNIT 605

RENTED | JUL 2020



\$2,300



UNIT PH 706

RENTED | JUL 2020



\$370,000



UNIT 604

SOLD | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN EASTSIDE AT AVENTURA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
708	\$575,400	3/3	\$283.2	2,032	Aug 2020	46
505	\$400,000	3/3	\$238.1	1,680	Mar 2020	46
604	\$370,000	2/2	\$267.3	1,384	Jan 2019	60
405	\$379,900	3/3	\$226.1	1,680	Feb 2018	51
502	\$349,000	2/2	\$288.4	1,210	Dec 2017	66
502	\$349,000	2/2	\$288.4	1,210	Dec 2017	66
707	\$349,000	2/2	\$261.0	1,337	Jul 2017	209
507	\$2,900	3/2	\$1.8	1,611	Feb 2017	63
607	\$399,999	3/2	\$248.3	1,611	Oct 2016	110
607	\$399,999	3/3	\$248.3	1,611	Oct 2016	110
404	\$400,000	2/2	\$317.7	1,259	Oct 2014	193
N/A	\$439,900	3/2	\$273.1	1,611	Apr 2014	24
PH711	\$399,000	3/2	\$222.4	1,794	Jul 2013	32
PH703	\$425,000	2/2	\$269.8	1,575	Jul 2013	2040
706	\$280,000	1/2	\$210.5	1,330	Apr 2013	60
602	\$375,000	2/2	\$309.9	1,210	Mar 2013	125
N/A	\$409,900	3/3	\$244.0	1,680	Mar 2013	3340
303	\$450,000	3/3	\$267.9	1,680	Mar 2013	212
307	\$425,000	3/2	\$207.7	2,046	Sep 2012	64
606	\$255,000	2/2	\$210.7	1,210	Apr 2012	88

Rented

LAST 20 PROPERTIES RENTED IN EASTSIDE AT AVENTURA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
606	\$2,199	2/2	\$1.8	1,210	Jan 2020	17
605	\$3,100	3/3	\$1.8	1,680	Sep 2019	40
PH 706	\$2,300	2/2	\$1.7	1,330	Apr 2019	43
PH710	\$2,700	2/2	\$1.7	1,590	Jan 2019	143
606	\$2,280	2/2	\$1.9	1,210	Sep 2018	26
702	\$2,400	2/3	\$1.5	1,590	May 2018	77
506	\$2,200	2/2	\$1.8	1,210	Feb 2018	211
506	\$2,200	2/2	\$1.8	1,210	Feb 2018	211
PH 706	\$2,100	2/2	\$1.6	1,330	Apr 2017	100
PH 706	\$2,100	1/2	\$1.6	1,330	Apr 2017	50
702	\$2,575	2/2	\$1.6	1,590	Feb 2017	260
702	\$2,575	2/3	\$1.6	1,590	Feb 2017	260
506	\$2,450	2/2	\$1.9	1,300	Sep 2016	999
PH 09	\$2,400	2/2	\$1.6	1,504	Sep 2016	48
PH 09	\$2,400	2/3	\$1.6	1,504	Sep 2016	48
PH710	\$2,700	2/2	\$1.7	1,590	Jul 2016	43
405	\$3,000	3/3	\$1.8	1,680	Apr 2016	48
PH710	\$2,700	2/2	\$1.7	1,590	Dec 2015	96
606	\$2,250	2/2	\$1.9	1,210	Aug 2014	79
302	\$2,500	2/2	\$2.1	1,210	Feb 2014	200

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH02	\$453,000	2/3	\$284.9	1590	Oct 2020	FARID GHALI...
307	\$450,000	3/3	\$279.3	1611	Sep 2020	SERGIO DANI...
405	\$3,900/mth	3/3	\$2.3	1680	Sep 2020	DORON MAR...
405	\$695,000	3/3	\$413.7	1680	Sep 2020	DORON MAR...
501	\$470,000	3/4	\$291.7	1611	Oct 2020	DIEGO CUEV...
507	\$425,000	3/3	\$263.8	1611	Sep 2020	ARTEM ARAK...
602	\$440,000	2/2	\$363.6	1210	Sep 2020	DANIELA ALA...
605	\$449,000	3/3	\$267.3	1680	Sep 2020	N/A
606	\$2,150/mth	2/2	\$1.8	1210	Oct 2020	