

Market Report

February, 2021



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

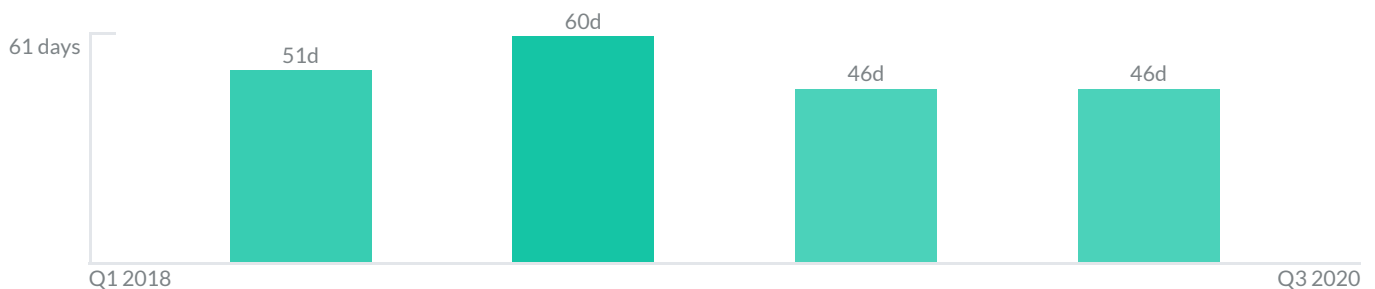
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

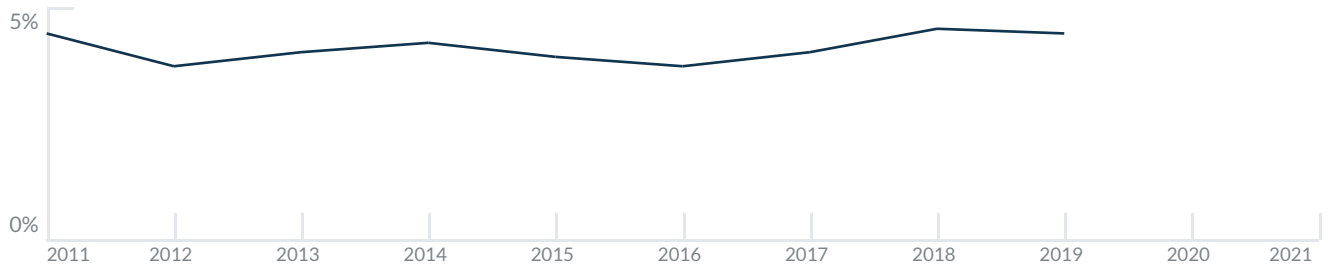


Mortgage Rates

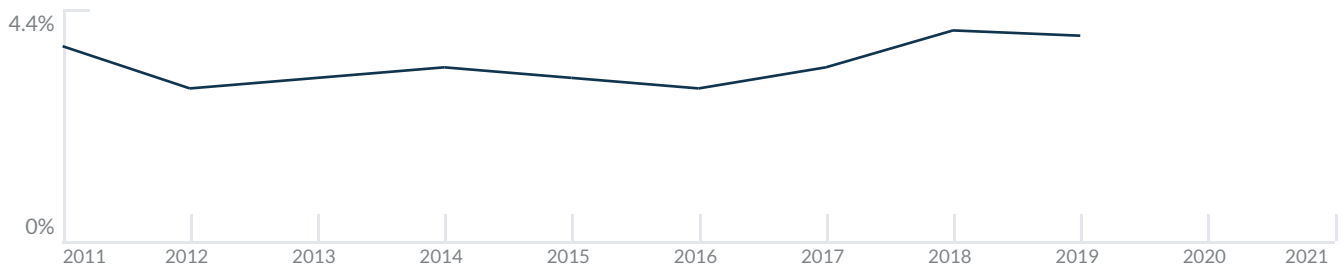
PER YEAR

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©

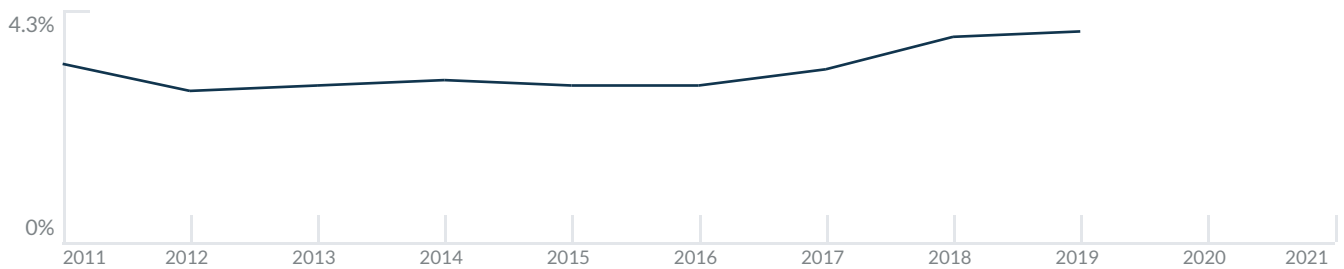
30 YEARS FIXED 4.4%



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

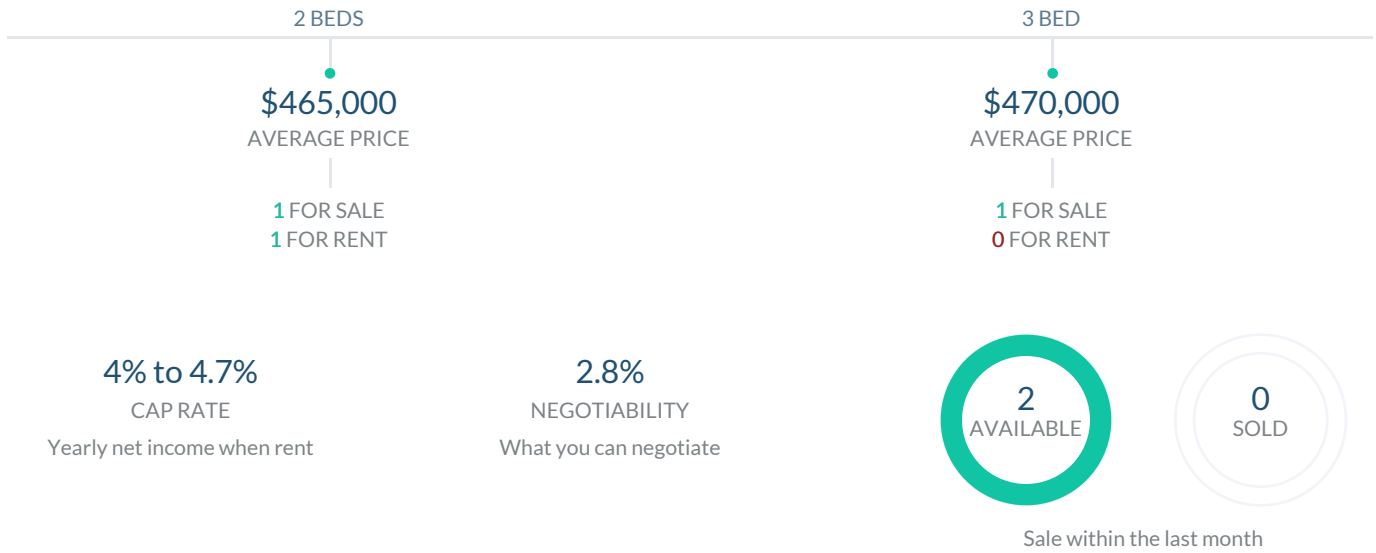
MIDDLE SCHOOL
Gulfstream Middle School
6/10

HIGH SCHOOL
Hallandale High School
3/10

Insights

IN EASTSIDE AT AVENTURA

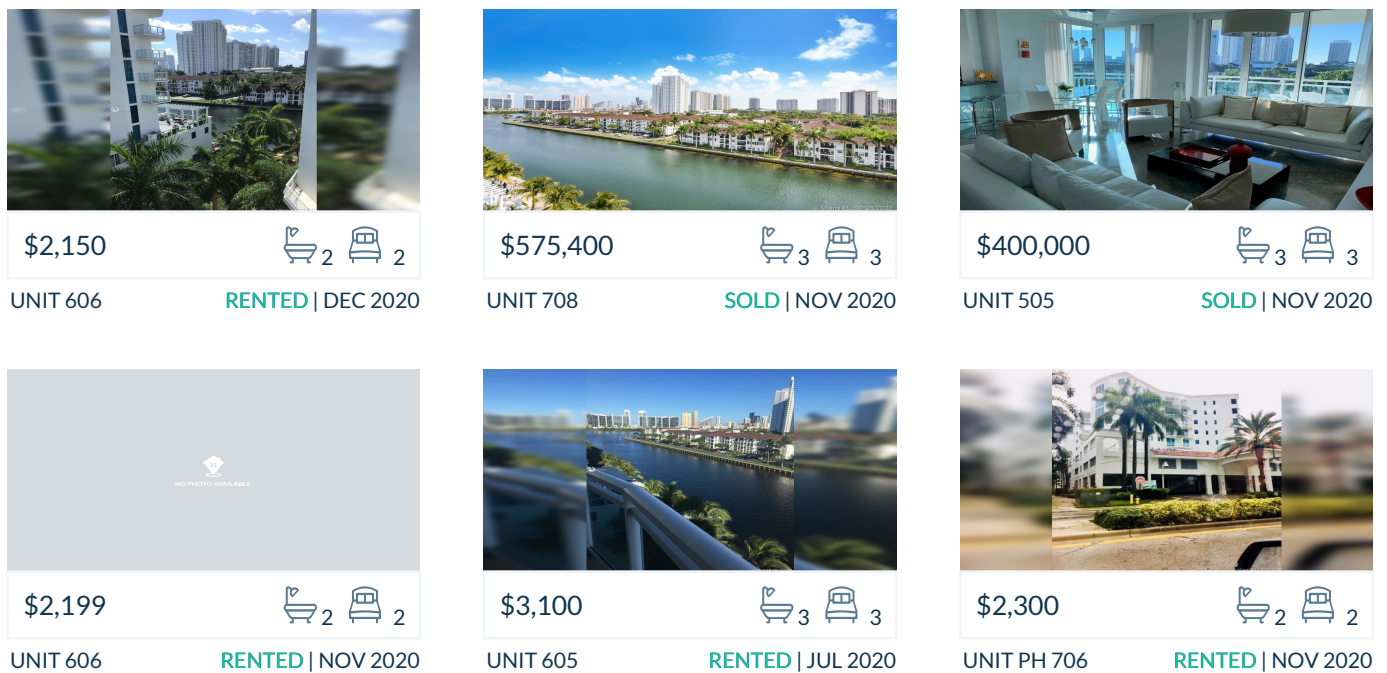
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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



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	\$2,150	2/2	\$1.8	1,210	Dec 2020	78
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH02	\$465,000	2/3	\$292.5	1590	Dec 2020	FARID GHALI...
501	\$470,000	3/4	\$291.7	1611	Nov 2020	DIEGO CUEV...
702	\$2,650/mth	2/3	\$1.7	1590	Dec 2020	FARID GHALI...