



Atrium Aventura

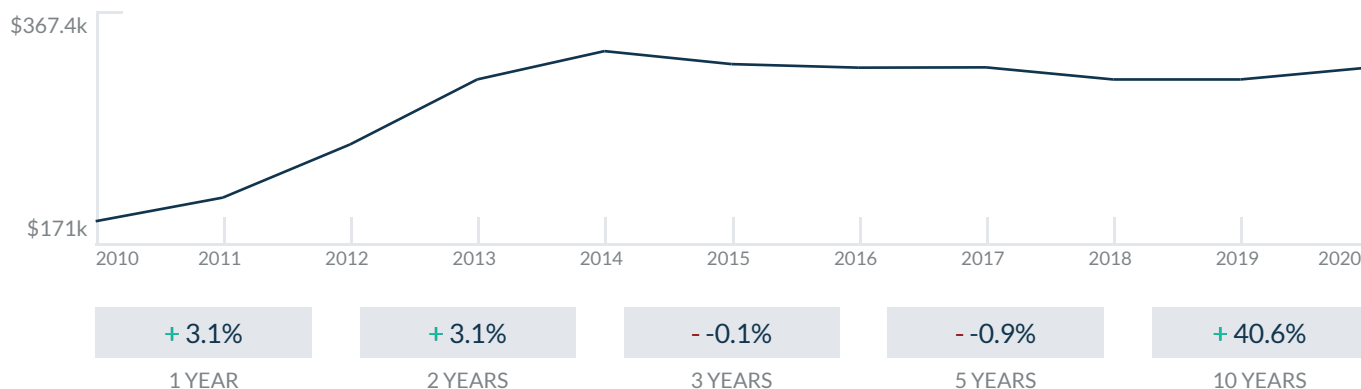
3131 NE 188th St
Aventura, FL 33180

Every month we compile this comprehensive market report focus on Atrium 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 atriumaventuracondosforsale.com.

Property Stats

POSTAL CODE 33180

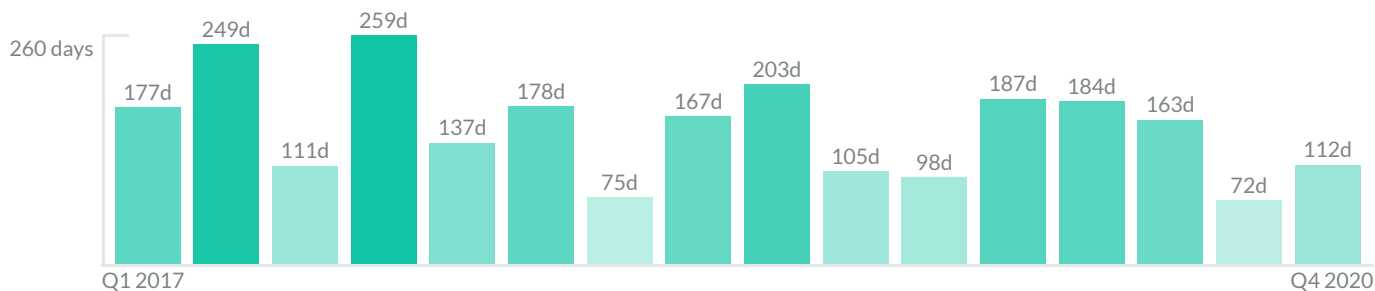
The property stats graph represents the median price evolution since ten years in your postal code area.



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

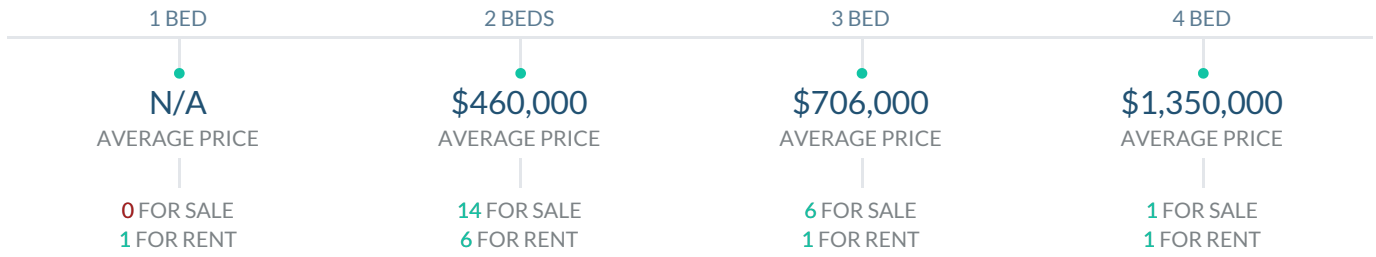
MIDDLE SCHOOL
Gulfstream Middle School
6/10

HIGH SCHOOL
Hallandale High School
3/10

Insights

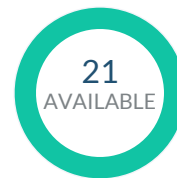
IN ATRIUM AVENTURA

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



1.5% to 63.5%
CAP RATE
Yearly net income when rent

5.3%
NEGOTIABILITY
What you can negotiate

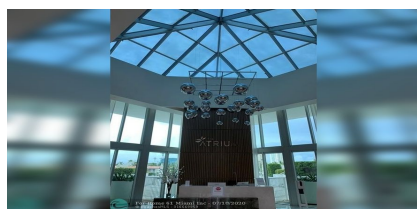


Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Atrium Aventura



\$2,380



UNIT 1-1009

SOLD | OCT 2020

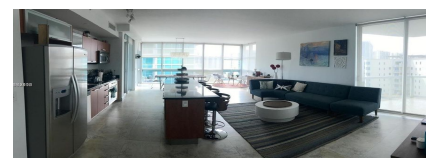


\$2,380



UNIT 1-709

SOLD | OCT 2020



\$3,300



UNIT 1-907

RENTED | SEP 2020

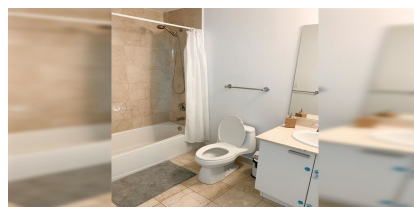


\$2,600



UNIT 2-1216

RENTED | SEP 2020



\$2,400



UNIT 2-1110

RENTED | AUG 2020



\$425,000



UNIT 2-605

SOLD | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN ATRIUM AVENTURA

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|----------|-------------|------------|---------|-------|-------------|----------------|
| 1-1009 | \$2,380 | 2/2 | \$1.9 | 1,241 | Oct 2020 | 135 |
| 1-709 | \$2,380 | 2/2 | \$1.9 | 1,241 | Oct 2020 | 89 |
| 2-605 | \$425,000 | 2/3 | \$296.8 | 1,432 | Jul 2020 | 72 |
| 1-705 | \$420,000 | 2/3 | \$293.3 | 1,432 | Jun 2020 | 239 |
| 2-306 | \$1,099,998 | 4/4 | \$355.5 | 3,094 | Apr 2020 | 86 |
| PH 2-... | \$595,000 | 2/3 | \$311.8 | 1,908 | Mar 2020 | 177 |
| 2-1204 | \$3,000 | 2/3 | \$1.7 | 1,718 | Mar 2020 | 85 |
| 1-809 | \$395,000 | 2/2 | \$318.3 | 1,241 | Mar 2020 | 528 |
| 2-702 | \$649,000 | 3/3 | \$357.0 | 1,818 | Mar 2020 | 59 |
| 2-503 | \$420,000 | 2/3 | \$264.2 | 1,590 | Feb 2020 | 143 |
| 2-606 | \$440,000 | 2/3 | \$278.8 | 1,578 | Jan 2020 | 227 |
| 2-1010 | \$2,500 | 2/2 | \$2.0 | 1,241 | Jan 2020 | 70 |
| 1-802 | \$598,000 | 3/3 | \$328.9 | 1,818 | Oct 2019 | 42 |
| 2-801 | \$690,000 | 3/3 | \$379.5 | 1,818 | Oct 2019 | 331 |
| 2-809 | \$2,950 | 2/2 | \$2.4 | 1,241 | Sep 2019 | 83 |
| 1-1004 | \$450,000 | 2/3 | \$284.6 | 1,581 | Jul 2019 | 113 |
| 2-805 | \$459,000 | 2/3 | \$320.5 | 1,432 | May 2019 | 81 |
| 2-903 | \$560,000 | 2/3 | \$352.2 | 1,590 | Apr 2019 | 129 |
| 1-PH12 | \$635,000 | 3/3 | \$352.8 | 1,800 | Mar 2019 | 224 |
| 2-510 | \$378,999 | 2/2 | \$305.4 | 1,241 | Feb 2019 | 181 |

Rented

LAST 20 PROPERTIES RENTED IN ATRIUM AVENTURA

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|--------|---------|------------|---------|-------|-------------|----------------|
| 1-907 | \$3,300 | 3/3 | \$1.8 | 1,798 | Sep 2020 | 70 |
| 2-1216 | \$2,600 | 2/3 | \$2.0 | 1,313 | Sep 2020 | 96 |
| 2-1110 | \$2,400 | 2/2 | \$1.9 | 1,241 | Aug 2020 | 95 |
| 1-1104 | \$2,750 | 2/3 | \$1.7 | 1,581 | Jun 2020 | 99 |
| 2-909 | \$2,450 | 2/2 | \$2.0 | 1,241 | Jun 2020 | 117 |
| 2-503 | \$3,000 | 2/3 | \$1.9 | 1,590 | Jun 2020 | 101 |
| 2-1207 | \$3,400 | 2/3 | \$1.9 | 1,751 | Jun 2020 | 205 |
| 1-1110 | \$2,900 | 2/2 | \$2.3 | 1,241 | May 2020 | 43 |
| 2-606 | \$3,000 | 2/3 | \$1.9 | 1,578 | May 2020 | 83 |
| 1-804 | \$2,850 | 2/3 | \$1.8 | 1,581 | Apr 2020 | 27 |
| 1-903 | \$2,900 | 2/3 | \$1.8 | 1,590 | Feb 2020 | 48 |
| 2-1109 | \$2,450 | 2/2 | \$2.0 | 1,241 | Feb 2020 | 209 |
| 1-1106 | \$2,800 | 2/3 | \$1.8 | 1,578 | Feb 2020 | 50 |
| 1-909 | \$2,350 | 2/2 | \$1.9 | 1,241 | Jan 2020 | 71 |
| 1-904 | \$2,900 | 2/3 | \$1.8 | 1,581 | Jan 2020 | 93 |
| 2-1006 | \$2,850 | 2/3 | \$1.8 | 1,578 | Dec 2019 | 303 |
| 2-1215 | \$2,500 | 2/3 | \$1.9 | 1,313 | Dec 2019 | 116 |
| 2-902 | \$3,600 | 3/3 | \$2.0 | 1,818 | Nov 2019 | 36 |
| 2-910 | \$2,400 | 2/2 | \$1.9 | 1,241 | Nov 2019 | 22 |
| 1-902 | \$3,650 | 3/3 | \$2.0 | 1,818 | Oct 2019 | 56 |

Currently Listed

ACTIVE LISTINGS 1/2

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|--------|-------------|------------|---------|------|--------------|-----------------|
| 1-709 | \$378,000 | 2/2 | \$304.6 | 1241 | Oct 2020 | LINA ARCHILA |
| 1-1202 | \$799,000 | 3/3 | \$439.5 | 1818 | Sep 2020 | YAN ZELENER... |
| 1-1204 | \$540,000 | 2/3 | \$314.3 | 1718 | Sep 2020 | |
| 1-1205 | \$685,000 | 2/3 | \$363.4 | 1885 | Sep 2020 | STEPHEN EPS... |
| 1-608 | \$620,000 | 3/3 | \$344.8 | 1798 | Sep 2020 | HERNAN D FU... |
| 1-1106 | \$509,900 | 2/3 | \$323.1 | 1578 | Oct 2020 | N/A |
| 1-1209 | \$3,200/mth | 2/2 | \$2.0 | 1635 | Oct 2020 | SHARON NOR... |
| 1-301 | \$5,450/mth | 4/5 | \$1.7 | 3142 | Sep 2020 | N/A |
| 1-809 | \$2,500/mth | 2/2 | \$2.0 | 1241 | Sep 2020 | MANUEL ROD... |
| 1-607 | \$950/mth | 1/2 | \$0.5 | 1798 | Sep 2020 | ISKRA CECILI... |
| 1-907 | \$599,000 | 3/3 | \$333.1 | 1798 | Sep 2020 | RODRIGO SAL... |
| 1-605 | \$2,800/mth | 2/3 | \$1.7 | 1641 | Sep 2020 | VERONIKA A... |
| 1-506 | \$549,000 | 2/3 | \$347.9 | 1578 | Sep 2020 | YULIYA MATS... |
| 1-608 | \$620,000 | 3/3 | \$344.8 | 1798 | Oct 2020 | HERNAN D FU... |
| 2-1204 | \$598,000 | 2/3 | \$348.1 | 1718 | Feb 2020 | RAFAEL CRISP... |
| 2-809 | \$2,950 | 2/2 | \$2.4 | 1241 | Oct 2020 | JACOBO DAV... |
| 2-1204 | \$585,000 | 2/3 | \$340.5 | 1718 | Oct 2020 | RAFAEL CRISP... |
| 2-504 | \$3,000 | 2/2 | \$1.9 | 1581 | Oct 2020 | CLEIDE G MA... |
| 2-1110 | \$395,000 | 2/2 | \$318.3 | 1241 | Sep 2020 | SIMONE EDE... |
| 2-1203 | \$659,000 | 2/3 | \$389.2 | 1693 | Sep 2020 | JUERG DEGE... |

Currently Listed

ACTIVE LISTINGS 2/2

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|--------|-------------|------------|---------|------|--------------|-----------------|
| 2-904 | \$555,000 | 2/3 | \$351.0 | 1581 | Sep 2020 | JUAN CARLO... |
| 2-802 | \$620,000 | 3/3 | \$341.0 | 1818 | Oct 2020 | WOLFGANG... |
| 2-904 | \$549,000 | 2/3 | \$347.2 | 1581 | Oct 2020 | JUAN CARLO... |
| 2-304 | \$975,000 | 3/4 | \$345.9 | 2819 | Oct 2020 | VIRGILIO CAS... |
| 2-504 | \$3,000/mth | 2/3 | \$1.9 | 1581 | Sep 2020 | CLEIDE G MA... |
| 2-1109 | \$425,000 | 2/2 | \$342.5 | 1241 | Oct 2020 | CABRERA RO... |
| 2-1202 | \$4,000/mth | 3/3 | \$2.2 | 1818 | Oct 2020 | SHLOMO PRI... |
| 2-704 | \$3,100/mth | 2/3 | \$2.0 | 1581 | Oct 2020 | RICARDO A L... |
| 2-301 | \$1,350,000 | 4/5 | \$429.7 | 3142 | Oct 2020 | N/A |
| 2-904 | \$3,200/mth | 2/3 | \$2.0 | 1581 | Oct 2020 | JUAN CARLO... |