

Market Report

August, 2022



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

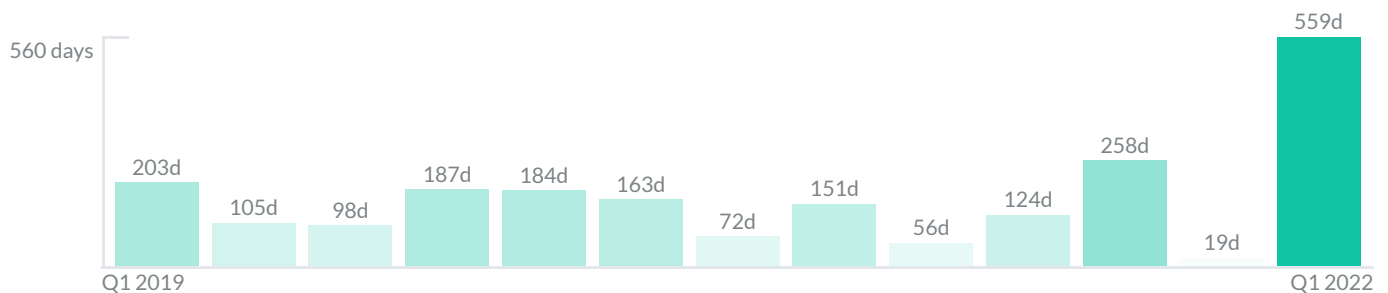
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

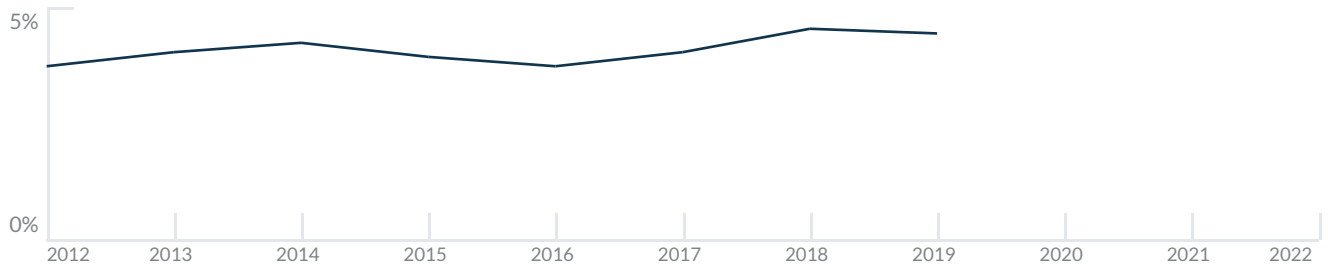


Mortgage Rates

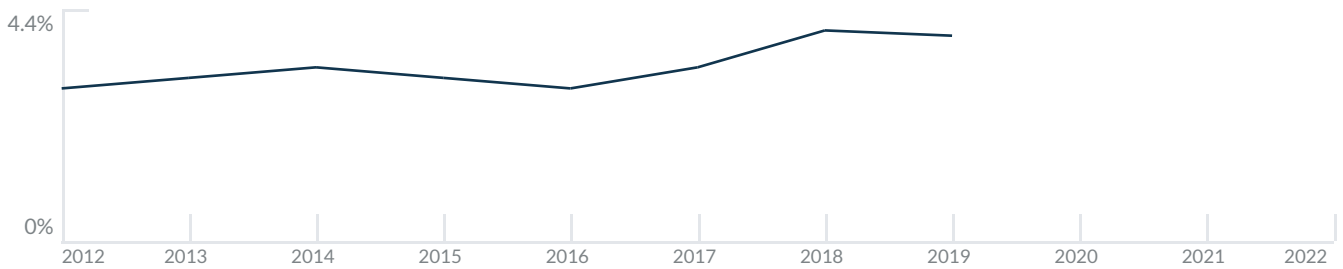
PER YEAR

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©

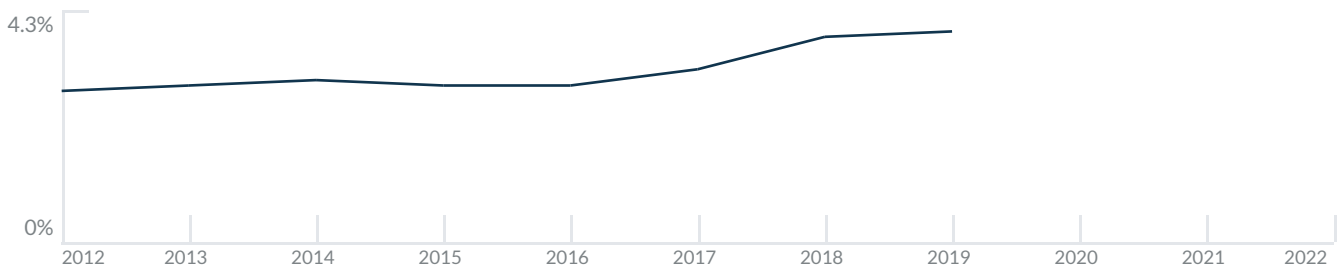
30 YEARS FIXED 4.4%



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

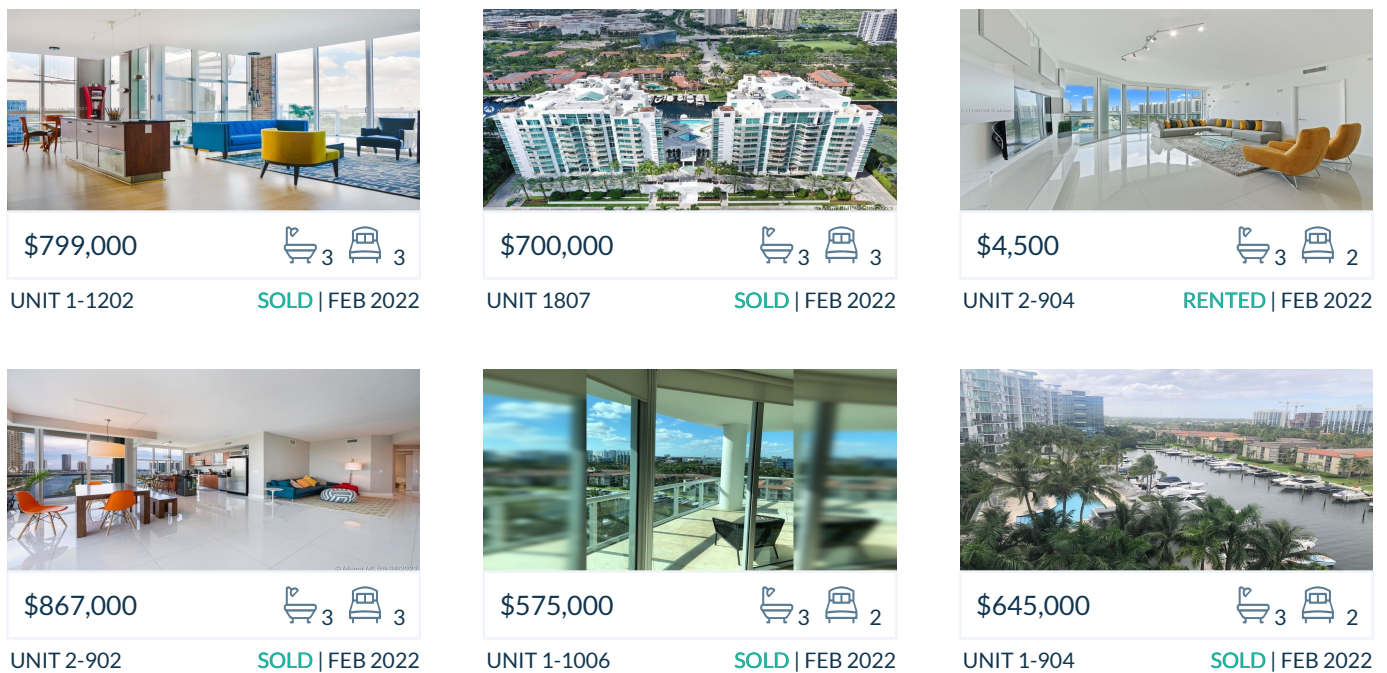
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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



Sold

LAST 20 PROPERTIES SOLD IN ATRIUM AVENTURA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1-1202	\$799,000	3/3	\$439.5	1,818	Jan 2022	1700
1807	\$700,000	3/3	\$389.3	1,798	Jan 2022	339
2-902	\$867,000	3/3	\$476.9	1,818	Jan 2022	108
1-1006	\$575,000	2/3	\$364.4	1,578	Jan 2022	90
1-904	\$645,000	2/3	\$408.0	1,581	Dec 2021	19
1-804	\$539,000	2/3	\$340.9	1,581	Sep 2021	77
2-307	\$479,000	2/2	\$319.8	1,498	Sep 2021	210
1-1106	\$504,900	2/3	\$320.0	1,578	Jul 2021	488
2-707	\$599,000	3/3	\$333.1	1,798	Jun 2021	91
2-1109	\$425,000	2/2	\$342.5	1,241	May 2021	252
2-309	\$526,000	2/2	\$352.8	1,491	May 2021	14
1604	\$534,000	2/3	\$337.8	1,581	Apr 2021	49
1-506	\$534,000	2/3	\$338.4	1,578	Apr 2021	212
2-301	\$1,300,000	4/5	\$413.7	3,142	Mar 2021	27
1-905	\$449,000	2/3	\$313.5	1,432	Mar 2021	30
2-1106	\$535,000	2/3	\$339.0	1,578	Mar 2021	21
1-1008	\$595,000	3/3	\$330.9	1,798	Feb 2021	13
2-1207	\$549,000	2/3	\$313.5	1,751	Feb 2021	34
1-907	\$599,000	3/3	\$333.1	1,798	Jan 2021	209
2-802	\$620,000	3/3	\$341.0	1,818	Dec 2020	168

Rented

LAST 20 PROPERTIES RENTED IN ATRIUM AVENTURA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2-904	\$4,500	2/3	\$2.8	1,581	Jan 2022	11
2-1108	\$5,650	3/3	\$3.1	1,798	Dec 2021	101
2-1216	\$3,900	2/3	\$3.0	1,313	Dec 2021	93
2-805	\$3,500	2/3	\$2.4	1,432	Aug 2021	29
1-503	\$4,500	2/3	\$2.8	1,590	Aug 2021	4
1-1106	\$3,400	2/3	\$2.2	1,578	Aug 2021	4
2-308	\$8,000	4/4	\$2.9	2,805	Jul 2021	13
2-606	\$3,400	2/3	\$2.2	1,578	Jun 2021	1
2-503	\$3,200	2/3	\$2.0	1,590	Jun 2021	4
1-1110	\$3,350	2/2	\$2.7	1,241	Jun 2021	70
1-1216	\$2,700	2/3	\$2.1	1,313	May 2021	9
2-1204	\$4,000	2/3	\$2.3	1,718	May 2021	13
1807	\$3,500	3/3	\$1.9	1,798	May 2021	25
1-903	\$3,300	2/3	\$2.1	1,590	Apr 2021	6
1-1213	\$2,400	2/3	\$2.0	1,205	Feb 2021	9
1-509	\$2,450	2/2	\$2.0	1,241	Dec 2020	3
2-1202	\$4,000	3/3	\$2.2	1,818	Dec 2020	46
2-904	\$3,200	2/3	\$2.0	1,581	Dec 2020	29
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1-608	\$720,000	3/3	\$400.4	1798	Feb 2022	HERNAN D FU...
1-1206	\$819,000	2/3	\$429.2	1908	Feb 2022	
1-605	\$3,999/mth	2/3	\$2.4	1641	Sep 2021	VERONIKA A...
1-304	\$9,000/mth	3/4	\$3.2	2819	Feb 2022	MARTIN CHA...
1-806	\$670,000	2/3	\$424.6	1578	Feb 2022	ALEXANDRE...
1-1212	\$1,075,000	3/2	\$597.2	1800	Feb 2022	JONATHAN D...
2-304	\$1,250,000	3/4	\$443.4	2819	Sep 2021	VIRGILIO CAS...
2-907	\$940,000	3/3	\$522.8	1798	Sep 2021	ELIAS L MACH...
2-1004	\$757,000	2/3	\$478.8	1581	Apr 2022	N/A
2-1208	\$7,500/mth	3/3	\$4.1	1831	Sep 2021	NC GLOBAL V...
2-310	\$960,000	3/4	\$430.1	2232	Sep 2021	LEONARDO E...
2-304	\$1,299,999	3/4	\$461.2	2819	Feb 2022	VIRGILIO CAS...
2-701	\$980,000	3/3	\$539.1	1818	Feb 2022	CABRERA RO...
2-308	\$1,299,000	4/4	\$463.1	2805	Apr 2022	HAROLD LER...
2-603	\$690,000	2/3	\$434.0	1590	Feb 2022	JOSE L QUEIJ...
2-310	\$980,000	3/4	\$439.1	2232	Apr 2022	LEONARDO E...