

Market Report

March, 2020



Villa Dorada Aventura

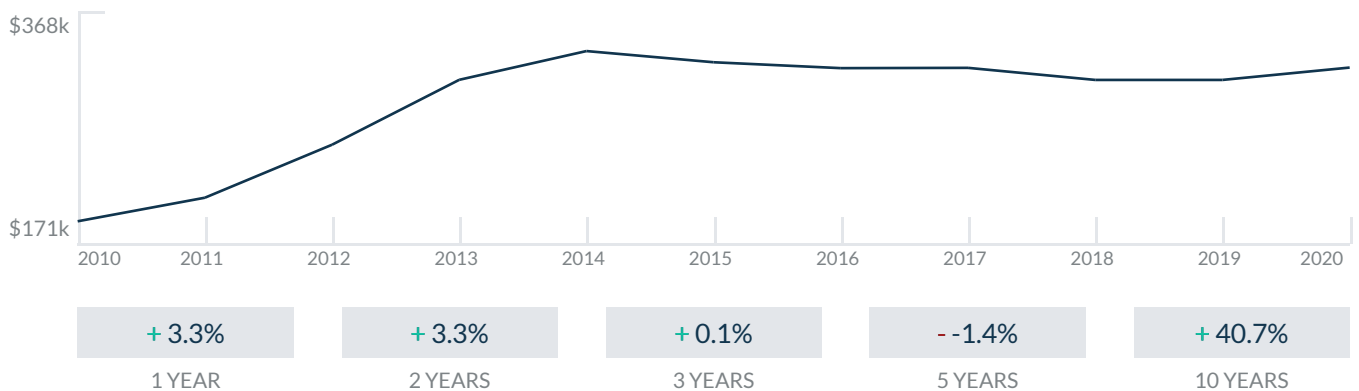
20300 W Country Club Dr
Aventura, FL 33180

Every month we compile this comprehensive market report focus on Villa Dorada Aventura in this convenient and easy to read format. Our data 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 villadoradaaventura.com.

Property Stats

POSTAL CODE 33180

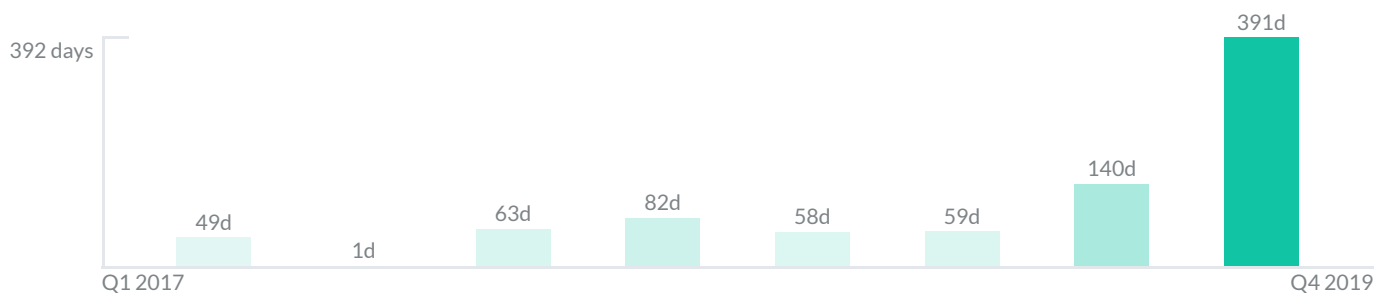
The property stats graph represents the median price evolution since ten years in your postal code area.



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

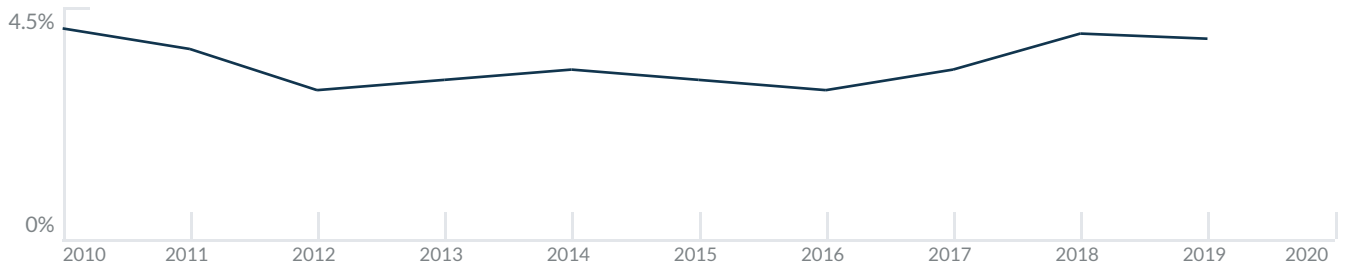
PER YEAR

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	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of Excellence School	Hollywood Academy of Arts and Science Middle School	Palmdale High School
10/10	10/10	3/10

Insights

IN VILLA DORADA 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 Villa Dorada Aventura

 <p>\$2,000</p> <p>UNIT 103-6</p> <p>RENTED FEB 2020</p> <p>3 Bath 3 Bed</p>	 <p>\$2,200</p> <p>UNIT 308-5</p> <p>RENTED FEB 2020</p> <p>2 Bath 3 Bed</p>	 <p>\$2,000</p> <p>UNIT 222</p> <p>RENTED FEB 2020</p> <p>2 Bath 3 Bed</p>
 <p>\$2,300</p> <p>UNIT 101-6</p> <p>RENTED FEB 2020</p> <p>3 Bath 3 Bed</p>	 <p>\$2,100</p> <p>UNIT 114-4</p> <p>RENTED FEB 2020</p> <p>3 Bath 3 Bed</p>	 <p>\$699,000</p> <p>UNIT 905</p> <p>SOLD NOV 2019</p> <p>3 Bath 3 Bed</p>

Sold

LAST 20 PROPERTIES SOLD IN VILLA DORADA AVENTURA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
905	\$699,000	3/3	\$432.8	1,615	Nov 2019	318
304	\$215,000	2/2	N/A	N/A	Oct 2019	463
214-7	\$238,900	3/2	\$173.1	1,380	Aug 2019	63
318-5	\$239,900	3/2	\$173.8	1,380	Aug 2019	217
422-9	\$255,000	3/2	\$184.8	1,380	Jun 2019	35
714	\$515,000	1/2	\$543.2	948	Jun 2019	115
214-8	\$248,000	3/2	\$179.7	1,380	May 2019	27
412-9	\$265,000	3/2	\$192.0	1,380	Feb 2019	58
PH06	\$319,000	3/2	\$231.2	1,380	Dec 2018	61
318	\$260,000	3/2	\$188.4	1,380	Dec 2018	49
507	\$530,400	1/2	N/A	N/A	Nov 2018	114
610	\$729,300	2/2	N/A	N/A	Nov 2018	102
410-9	\$250,000	3/2	\$181.2	1,380	Oct 2018	35
616	\$693,600	2/2	N/A	N/A	Oct 2018	114
1203	\$686,460	2/2	N/A	N/A	Oct 2018	102
214-9	\$259,000	3/2	\$187.7	1,380	Sep 2018	24
106-3	\$2,400	3/2	\$1.8	1,330	Aug 2018	102
102	\$264,900	4/2	\$170.9	1,550	Dec 2017	1
120-4	\$2,450	4/2	\$1.6	1,500	Mar 2017	53
123-4	\$2,450	4/2	\$1.6	1,500	Mar 2017	45

Rented

LAST 20 PROPERTIES RENTED IN VILLA DORADA AVENTURA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
103-6	\$2,000	3/3	\$1.8	1,130	Feb 2020	58
308-5	\$2,200	3/2	\$1.6	1,380	Jan 2020	125
222	\$2,000	3/2	N/A	N/A	Jan 2020	193
101-6	\$2,300	3/3	\$1.7	1,330	Jan 2020	121
114-4	\$2,100	3/3	\$1.6	1,330	Dec 2019	127
914	\$2,700	1/2	\$2.9	940	Nov 2019	81
PH10-6	\$2,200	3/2	\$1.6	1,380	Oct 2019	72
108	\$2,290	4/3	\$1.7	1,330	Oct 2019	83
109-4	\$1,995	3/3	\$1.5	1,330	Oct 2019	51
320-9	\$2,200	3/2	\$1.6	1,380	Sep 2019	57
901+...	\$2,500	1/2	\$2.9	859	Sep 2019	40
803	\$3,300	2/2	\$2.7	1,215	Sep 2019	51
1002	\$2,900	1/2	N/A	N/A	Sep 2019	41
125	\$2,000	3/2	\$1.5	1,330	Aug 2019	18
1109	\$3,150	2/2	\$2.6	1,215	Aug 2019	170
218-8	\$2,200	3/2	\$1.6	1,380	Aug 2019	5
603	\$2,700	2/2	\$2.3	1,198	Jul 2019	139
502	\$2,450	1/2	\$2.3	1,063	Jul 2019	86
117	\$1,900	2/3	N/A	N/A	Jul 2019	98
714	\$2,500	1/2	\$2.6	948	Jul 2019	41

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
101-6	\$325,000	3/2	\$244.4	1330	Feb 2020	RACHEL SHRE...
120-3	\$350,000	4/3	\$263.2	1330	Feb 2020	DELMA CARV...
224-7	\$2,000/mth	3/2	\$1.4	1380	Feb 2020	YURIY NESTE...
324-7	\$308,000	3/2	\$223.2	1380	Feb 2020	JACK ISAAC D...
602	\$539,900	1/2	\$586.8	920	Feb 2020	N/A
606	\$575,000	1/2	\$672.5	855	Feb 2020	N/A
615	\$715,000	2/2	\$653.6	1094	Feb 2020	N/A
615	\$4,000/mth	2/2	\$3.7	1094	Feb 2020	N/A
701	\$875,000	2/3	\$673.1	1300	Feb 2020	N/A
712	\$750,000	2/2	\$566.5	1324	Feb 2020	N/A
804	\$3,500/mth	2/2	N/A	N/A	Feb 2020	N/A
812	\$759,000	2/2	\$573.3	1324	Feb 2020	N/A
1001	\$614,900	1/2	N/A	N/A	Feb 2020	N/A
1102	\$489,000	1/2	\$461.3	1060	Feb 2020	
1104	\$640,000	2/2	\$581.8	1100	Feb 2020	N/A