

# Market Report

July, 2021



## 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](http://villadoradaaventura.com).

## Property Stats

POSTAL CODE 33180

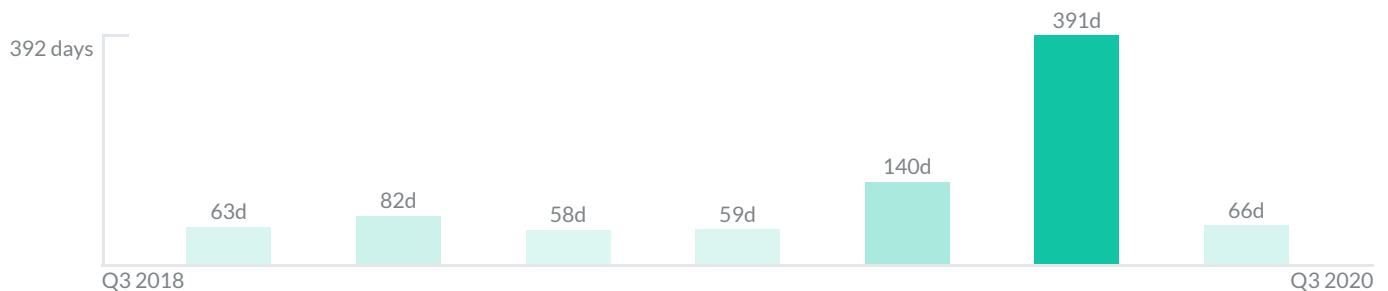
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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©

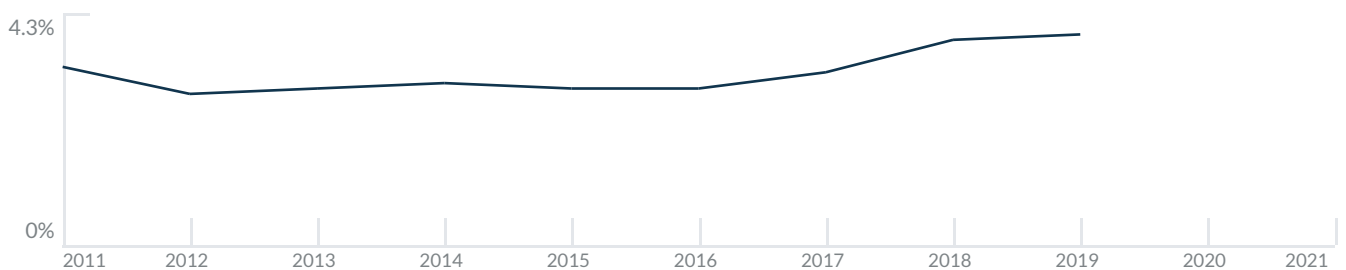
30 YEARS FIXED 4.4%



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.

3 BED

\$270,000  
AVERAGE PRICE

1 FOR SALE  
0 FOR RENT

7% to 7%  
CAP RATE

Yearly net income when rent

1.1%  
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 Villa Dorada Aventura



\$2,900



UNIT 119-4

RENTED | JUN 2021



\$2,400



UNIT 102-4

RENTED | JUN 2021



\$2,450



UNIT 123-4

RENTED | APR 2021



\$3,600



UNIT 615

RENTED | APR 2021



\$2,200



UNIT 224-7

RENTED | MAY 2021



\$2,100



UNIT 104-4

RENTED | APR 2021

## Sold

LAST 20 PROPERTIES SOLD IN VILLA DORADA AVENTURA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
102-6	\$239,900	3/3	\$180.4	1,330	Aug 2020	66
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

## Rented

LAST 20 PROPERTIES RENTED IN VILLA DORADA AVENTURA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
119-4	\$2,900	4/3	\$1.9	1,500	Jun 2021	11
102-4	\$2,400	3/3	\$1.8	1,330	Jun 2021	6
123-4	\$2,450	4/3	\$1.6	1,500	Apr 2021	2
615	\$3,600	2/2	\$3.3	1,094	Apr 2021	687
224-7	\$2,200	3/2	\$1.6	1,380	Apr 2021	34
104-4	\$2,100	2/3	\$1.9	1,130	Apr 2021	92
115-3	\$2,300	3/3	\$1.7	1,330	Feb 2021	4
106-3	\$2,200	3/2	\$1.7	1,330	Jan 2021	131
117-6	\$2,050	2/3	\$1.8	1,130	Jan 2021	244
208	\$2,295	3/2	\$1.7	1,380	Dec 2020	83
120-3	\$2,400	4/3	\$1.8	1,330	Nov 2020	47
120-7	\$2,200	3/2	\$1.6	1,380	Aug 2020	10
120-4	\$2,350	4/3	\$1.6	1,500	Jul 2020	44
224-7	\$2,000	3/2	\$1.4	1,380	Mar 2020	69
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

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
304-7	\$270,000	3/2	\$230.8	1170	Apr 2021	LEWIS STEVE...