



## Bellini Aventura

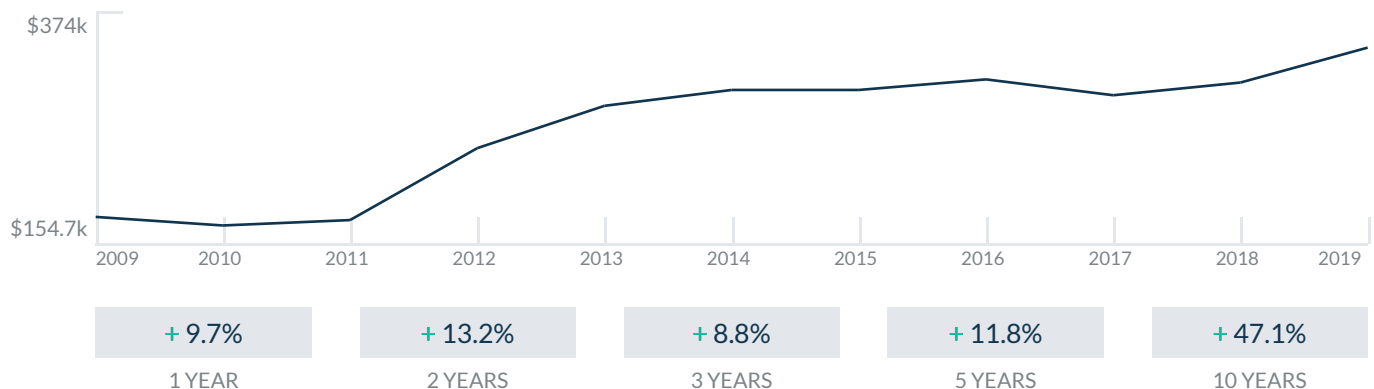
4100 W Williams BLVD  
Aventura, FL 33160

Every month we compile this comprehensive market report focus on Bellini 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 [belliniaventuracondosforsale.com](http://belliniaventuracondosforsale.com).

## Property Stats

POSTAL CODE 33160

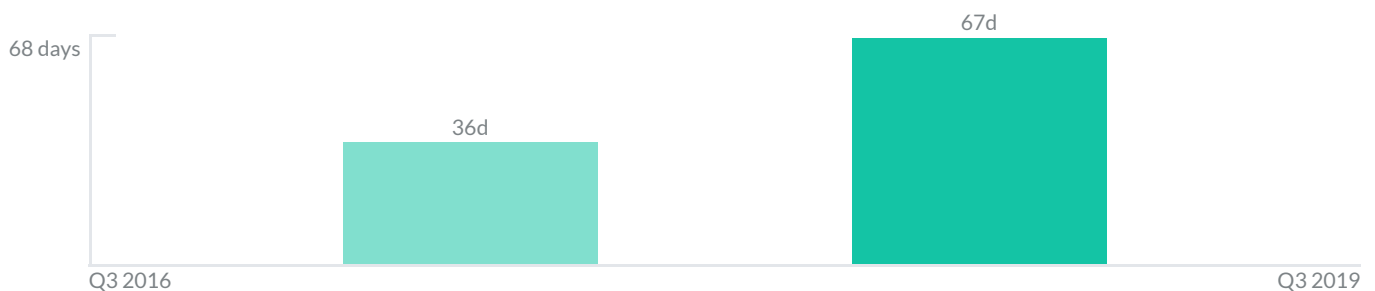
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

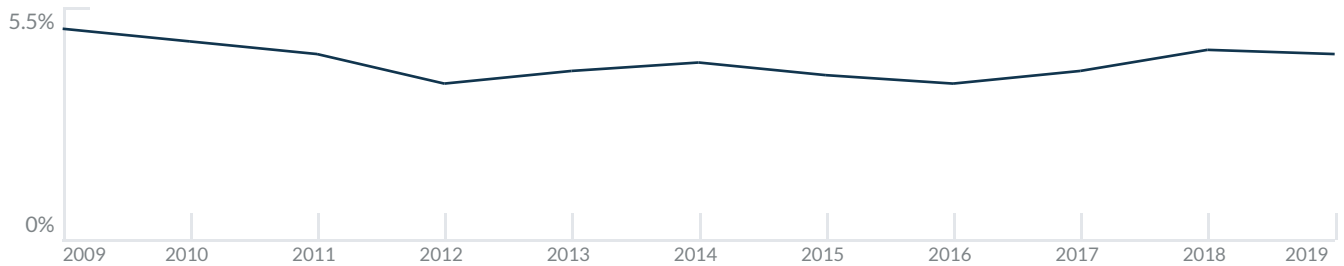


# Mortgage Rates

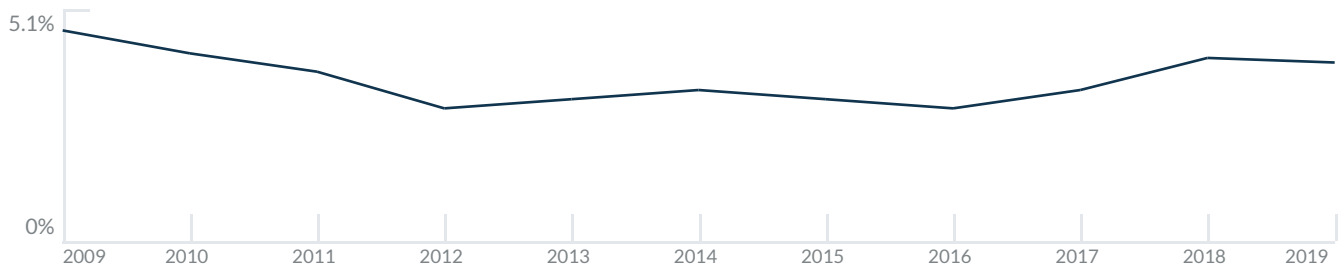
PER YEAR

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 Schod	John F. Kennedy Middle School	North Miami Beach Senior High School
10/10	6/10	4/10

# Insights

IN BELLINI AVENTURA

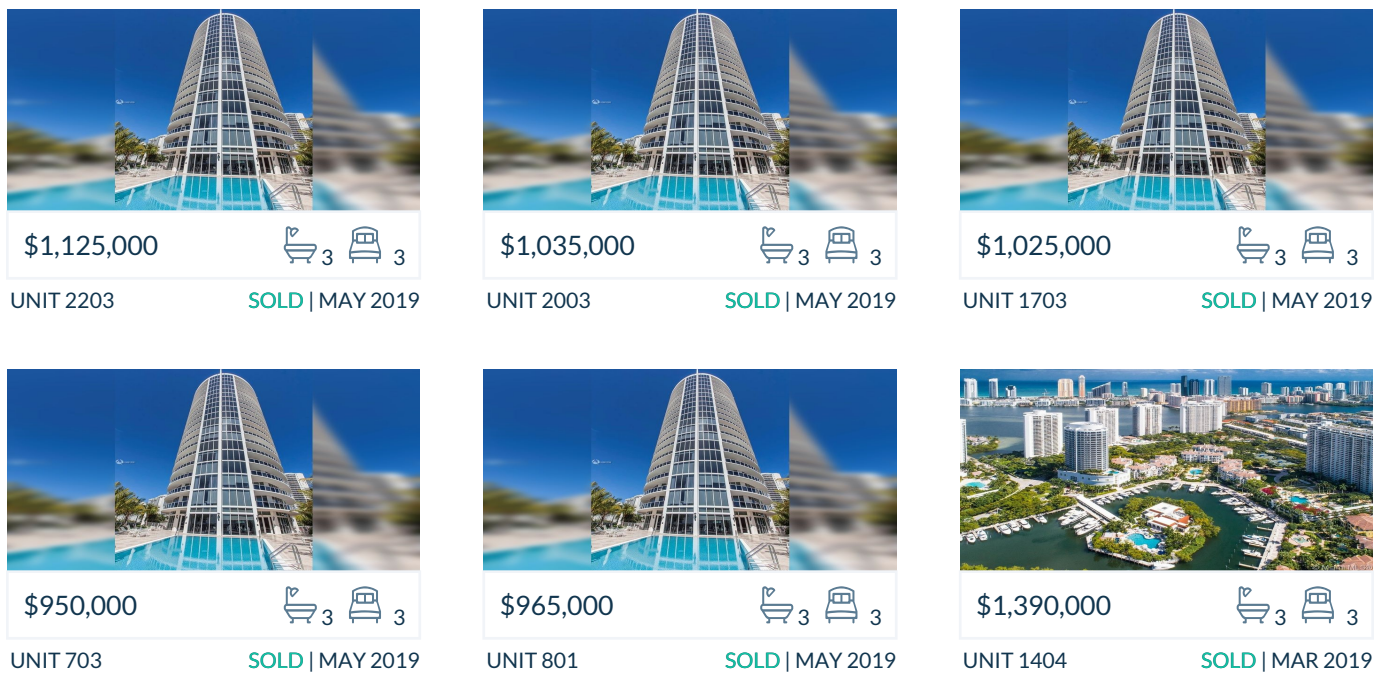
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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



## Sold

LAST 20 PROPERTIES SOLD IN BELLINI AVENTURA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2203	\$1,125,000	3/3	\$503.4	2,235	Aug 2019	62
2003	\$1,035,000	3/3	\$463.1	2,235	Aug 2019	62
1703	\$1,025,000	3/3	\$458.6	2,235	Aug 2019	62
703	\$950,000	3/3	\$425.1	2,235	Aug 2019	62
801	\$965,000	3/3	\$431.8	2,235	Aug 2019	62
1404	\$1,390,000	3/3	\$533.0	2,608	Aug 2019	138
2301	\$1,199,000	3/3	\$536.5	2,235	Aug 2019	21
1801	\$1,525,000	3/3	\$682.3	2,235	Sep 2016	12
B103	\$595,000	2/2	\$313.2	1,900	Jul 2016	60
901	\$1,450,000	3/3	\$648.8	2,235	Oct 2015	0
2202	\$2,200,000	3/3	\$843.6	2,608	May 2015	61
PH4	\$4,500,000	4/6	\$908.2	4,955	Mar 2015	15
1601	\$1,500,000	3/3	\$671.1	2,235	Jul 2014	99
1702	\$1,850,000	3/3	\$709.4	2,608	Jul 2014	41
B205	\$499,999	2/2	\$283.8	1,762	May 2014	93
702	\$2,075,000	3/3	\$795.6	2,608	Nov 2013	212
B304	\$549,900	2/2	\$245.8	2,237	Jun 2011	51
B-303	\$549,900	2/2	\$302.1	1,820	Sep 2007	193

## Rented

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LAST 20 PROPERTIES RENTED IN BELLINI AVENTURA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1001	\$6,200	3/3	\$2.8	2,235	Jun 2019	197
1101	\$7,000	3/3	\$3.1	2,235	Apr 2019	265
2303	\$7,000	3/3	\$3.1	2,235	Apr 2019	140
1002	\$7,500	3/3	\$2.9	2,608	Mar 2019	N/A
904	\$7,500	3/3	\$2.9	2,608	Oct 2016	220

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-1	\$3,700,000	4/6	\$746.7	4955	Dec 2017	STEVEN THO...
PH-1	\$14,000/mth	4/4	\$2.8	4955	Mar 2019	N/A
N/A	\$1,290,000	3/3	\$494.6	2608	Apr 2019	N/A
B106	\$750,000	2/2	\$300.0	2500	May 2019	N/A
B-304	\$539,000	2/2	\$222.6	2421	May 2019	N/A
B205	\$545,000	2/2	\$278.3	1958	Jul 2019	N/A
B302	\$450,000	3/2	\$274.4	1640	Aug 2019	N/A
701	\$968,000	3/3	\$433.1	2235	Apr 2019	N/A
802	\$1,299,000	3/3	\$498.1	2608	Aug 2019	N/A
803	\$1,075,000	3/3	\$481.0	2235	Apr 2019	N/A
901	\$6,700/mth	3/3	\$3.0	2235	Apr 2019	N/A
902	\$7,500/mth	3/3	\$2.9	2608	Jun 2019	N/A
1001	\$1,350,000	3/3	\$604.0	2235	Oct 2015	N/A
1101	\$1,299,000	3/3	\$581.2	2235	Jul 2017	CONDOTTI IN...
1403	\$1,190,000	3/3	\$532.4	2235	Apr 2019	N/A
1403	\$7,500/mth	3/3	\$3.4	2235	Jul 2019	N/A
1504	\$1,390,000	3/3	\$533.0	2608	Apr 2019	N/A