

Market Report

November, 2021



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.

Property Stats

POSTAL CODE 33160

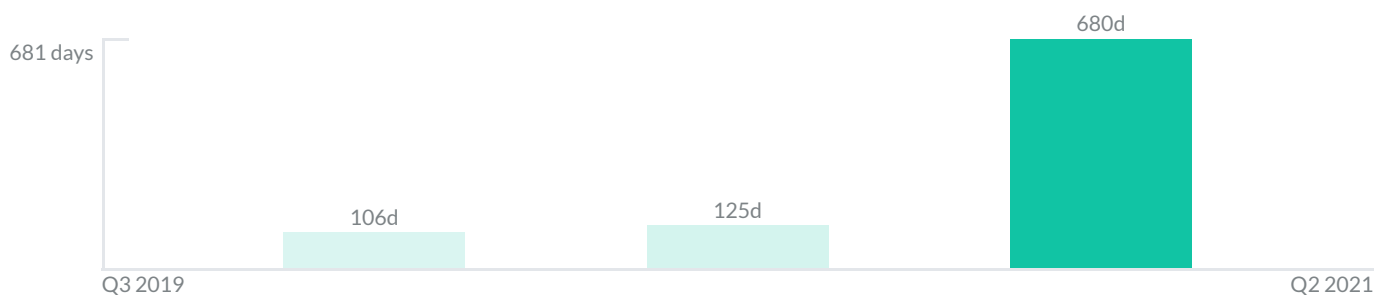
The property stats graph represents the median price evolution since ten years in your postal code area.



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.

% to %

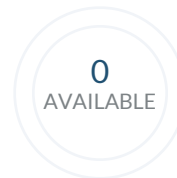
CAP RATE

Yearly net income when rent

11.5%

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 Bellini Aventura

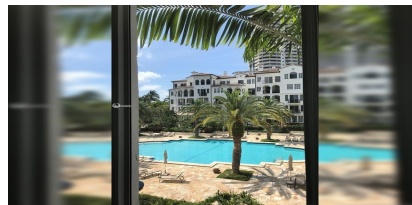


\$895,000



UNIT 701

SOLD | MAY 2021



\$369,000



UNIT B203

SOLD | APR 2021



\$7,500



UNIT 1403

RENTED | JUL 2021



\$5,600



UNIT 801

RENTED | JUL 2021



\$1,299,000



UNIT 802

SOLD | JUN 2021



\$1,390,000



UNIT 1504

SOLD | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN BELLINI AVENTURA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
701	\$895,000	3/3	\$400.4	2,235	May 2021	727
B203	\$369,000	2/2	\$202.7	1,820	Apr 2021	632
802	\$1,299,000	3/4	\$498.1	2,608	Dec 2019	119
1504	\$1,390,000	3/4	\$533.0	2,608	Nov 2019	166
B108	\$599,000	3/3	\$302.5	1,980	Oct 2019	89
2001	\$973,000	3/3	\$435.3	2,235	Sep 2019	355
B107	\$439,000	3/3	\$175.6	2,500	Sep 2019	169
B306	\$439,000	3/3	\$175.6	2,500	Aug 2019	63
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	3/4	\$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

Rented

LAST 20 PROPERTIES RENTED IN BELLINI AVENTURA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1403	\$7,500	3/3	\$3.4	2,235	Dec 2020	512
801	\$5,600	3/3	\$2.5	2,235	Dec 2019	112
1202	\$6,350	3/4	\$2.4	2,608	Oct 2019	133
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	3/4	\$2.9	2,608	Mar 2019	N/A
904	\$7,500	3/3	\$2.9	2,608	Oct 2016	220