

Market Report

September, 2021



One Island Place One

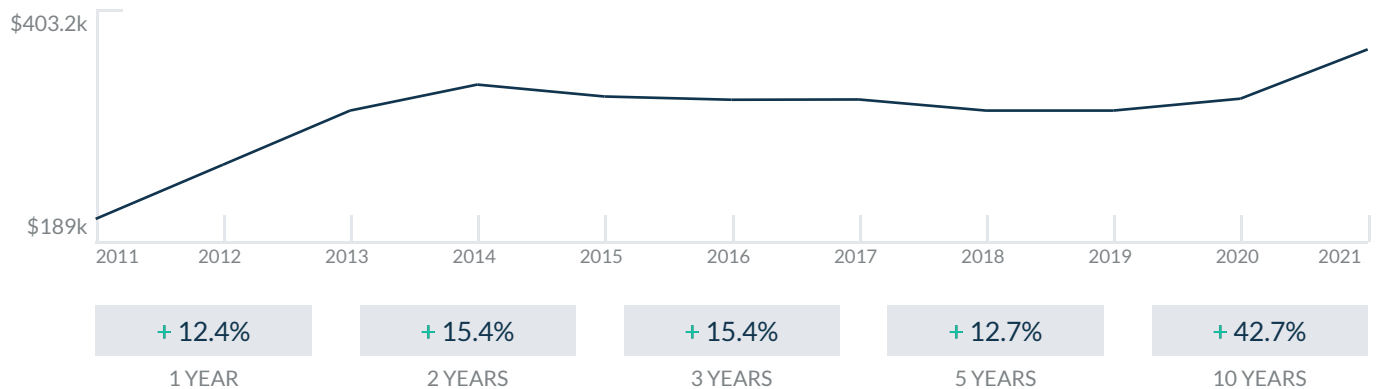
3801 NE 207th St
Aventura, FL 33180

Every month we compile this comprehensive market report focus on One Island Place One 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 oneislandplaceone.com.

Property Stats

POSTAL CODE 33180

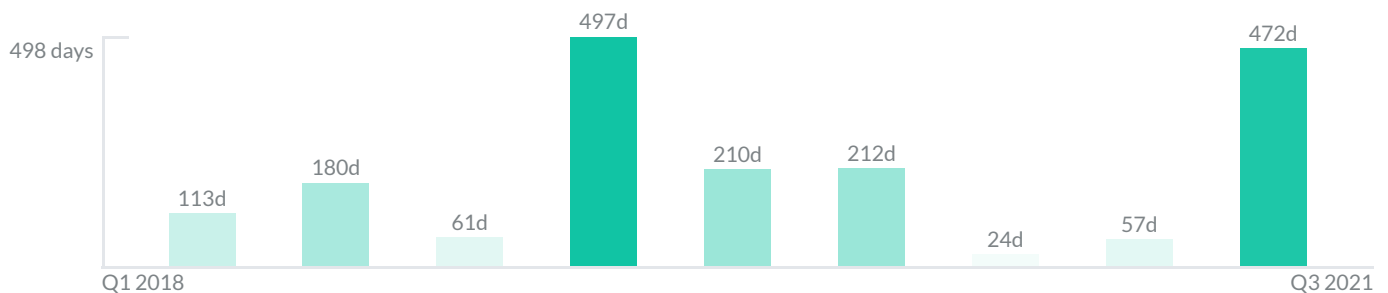
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

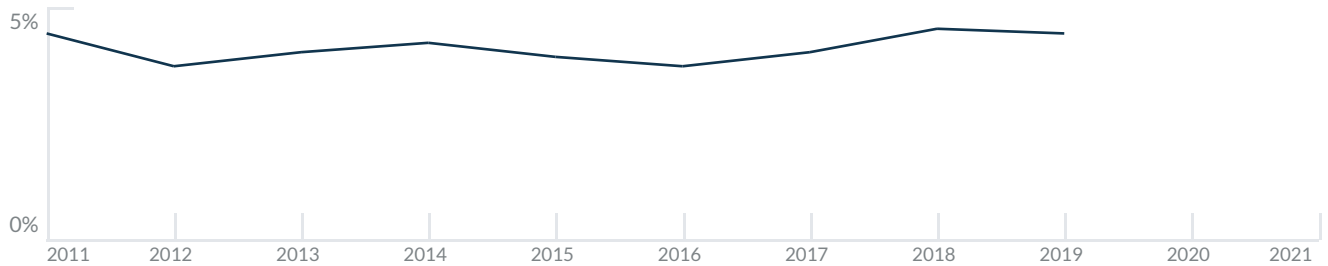


Mortgage Rates

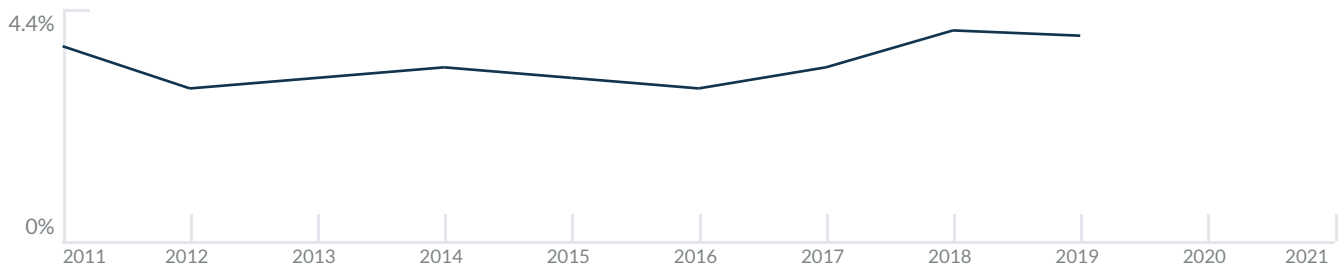
PER YEAR

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©

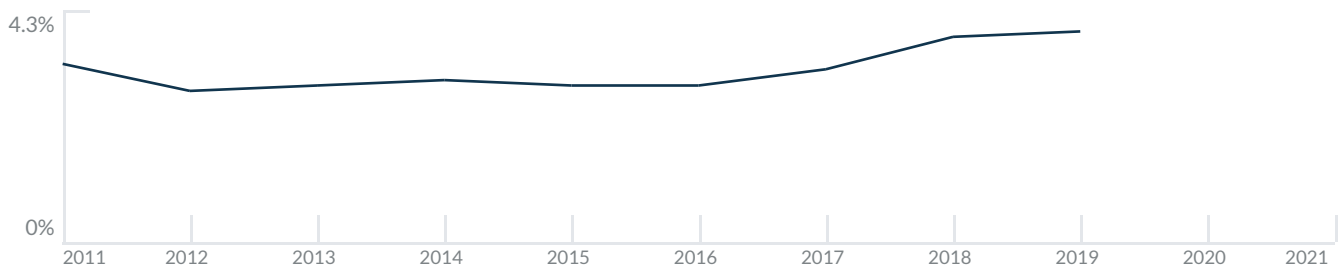
30 YEARS FIXED 4.4%



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 ONE ISLAND PLACE ONE

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

2 BEDS

N/A
AVERAGE PRICE

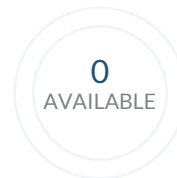
0 FOR SALE
1 FOR RENT

% to %
CAP RATE

Yearly net income when rent

3.3%
NEGOTIABILITY

What you can negotiate

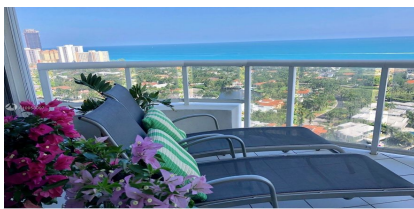


Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for One Island Place One



\$990,000



UNIT 25BS

SOLD | AUG 2021



\$765,000



UNIT 601

SOLD | JUL 2021



\$948,000



UNIT 9BS

SOLD | JUL 2021



\$1,250,000



UNIT 2504

SOLD | JUN 2021



\$850,000



UNIT 21AS

SOLD | JUN 2021



\$7,850



UNIT TH2

RENTED | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN ONE ISLAND PLACE ONE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
25BS	\$990,000	3/3	\$417.7	2,370	Aug 2021	187
601	\$765,000	3/3	\$322.8	2,370	Jul 2021	1007
9BS	\$948,000	3/3	\$400.0	2,370	Jul 2021	223
2504	\$1,250,000	3/3	\$558.0	2,240	Jun 2021	62
21AS	\$850,000	2/3	\$379.5	2,240	Jun 2021	51
TH1	\$575,000	4/3	\$192.3	2,990	May 2020	24
N/A	\$695,000	3/3	\$366.2	1,898	Jan 2020	408
1903	\$639,000	3/3	\$285.3	2,240	Jan 2020	16
TH8	\$899,999	3/4	\$248.6	3,620	Dec 2019	210
N/A	\$725,000	4/3	\$332.7	2,179	Jun 2019	517
1202	\$1,298,000	3/3	\$547.7	2,370	Apr 2019	487
1202	\$1,298,000	3/3	\$547.7	2,370	Apr 2019	487
1404	\$749,000	2/3	\$334.4	2,240	Dec 2018	61
2401	\$975,000	3/3	\$411.4	2,370	Jun 2018	30
2404	\$679,000	2/2	\$303.1	2,240	Jun 2018	252
2404	\$679,000	2/3	\$303.1	2,240	Jun 2018	252
21BS	\$909,000	3/3	\$383.5	2,370	May 2018	98
1002	\$850,000	3/2	\$358.6	2,370	May 2018	224
1002	\$850,000	3/3	\$358.6	2,370	May 2018	224
803	\$669,000	2/2	\$298.7	2,240	Feb 2018	113

Rented

LAST 20 PROPERTIES RENTED IN ONE ISLAND PLACE ONE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
TH2	\$7,850	4/3	\$2.8	2,800	Mar 2021	53
N/A	\$5,950	4/5	\$2.2	2,740	Oct 2019	176
3782	\$4,500	3/3	\$2.4	1,898	Aug 2019	73
1803	\$2,500	3/3	\$1.1	2,240	Feb 2016	2
1803	\$2,500	3/3	\$1.1	2,240	Feb 2016	2
TH7	\$5,200	3/2	\$1.9	2,800	Jul 2013	72
TH7	\$5,200	3/21	\$1.9	2,800	Jul 2013	72
1803	\$3,200	3/3	\$1.4	2,240	Nov 2012	106
N/A	\$4,000	3/2	\$1.4	2,800	Oct 2010	86
2504	\$2,950	2/2	\$1.3	2,240	Sep 2010	60

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
10AS	\$8,000/mth	2/3	\$3.6	2240	Aug 2021	N/A