

Market Report

May, 2019



North Tower at Point

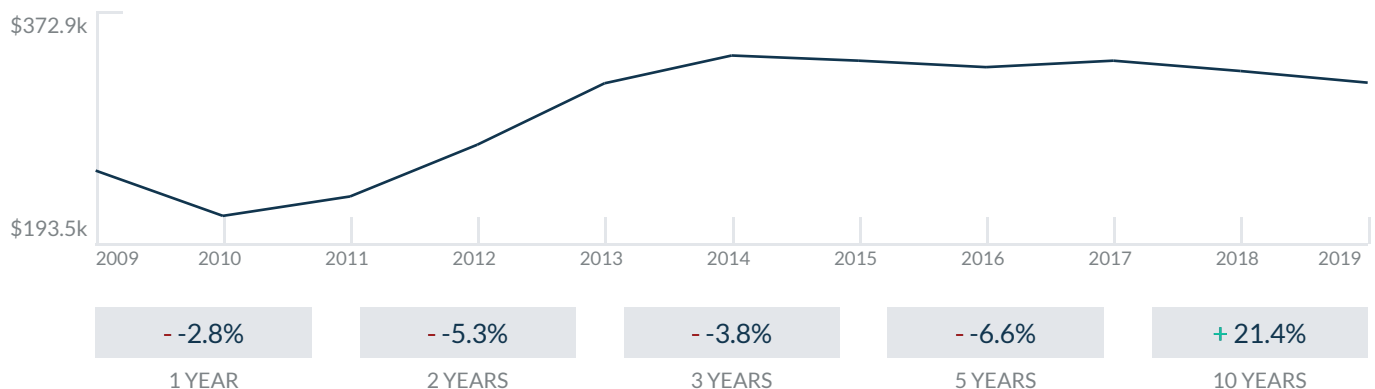
21205 Yacht Club Dr
Aventura, FL 33180

Every month we compile this comprehensive market report focus on North Tower at Point 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 northtoweratpointcondosforsale.com.

Property Stats

POSTAL CODE 33180

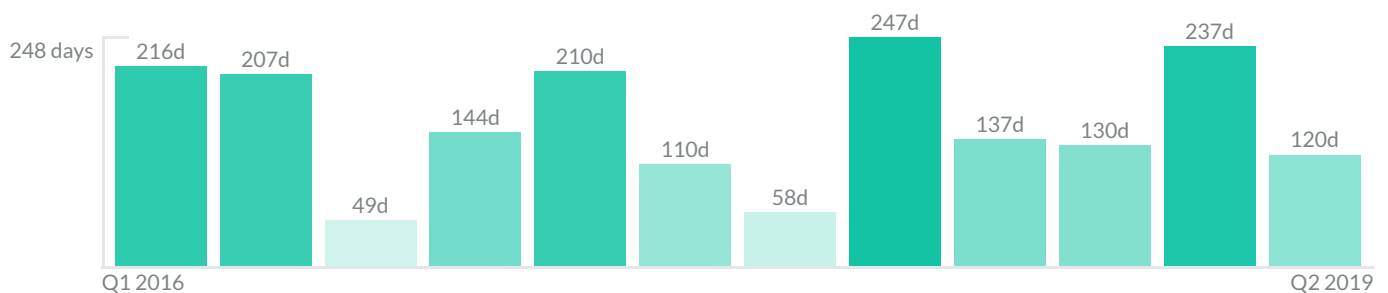
The property stats graph represents the median price evolution since ten years in your postal code area.



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	North Andale High School
10/10	10/10	3/10

Insights

IN NORTH TOWER AT POINT

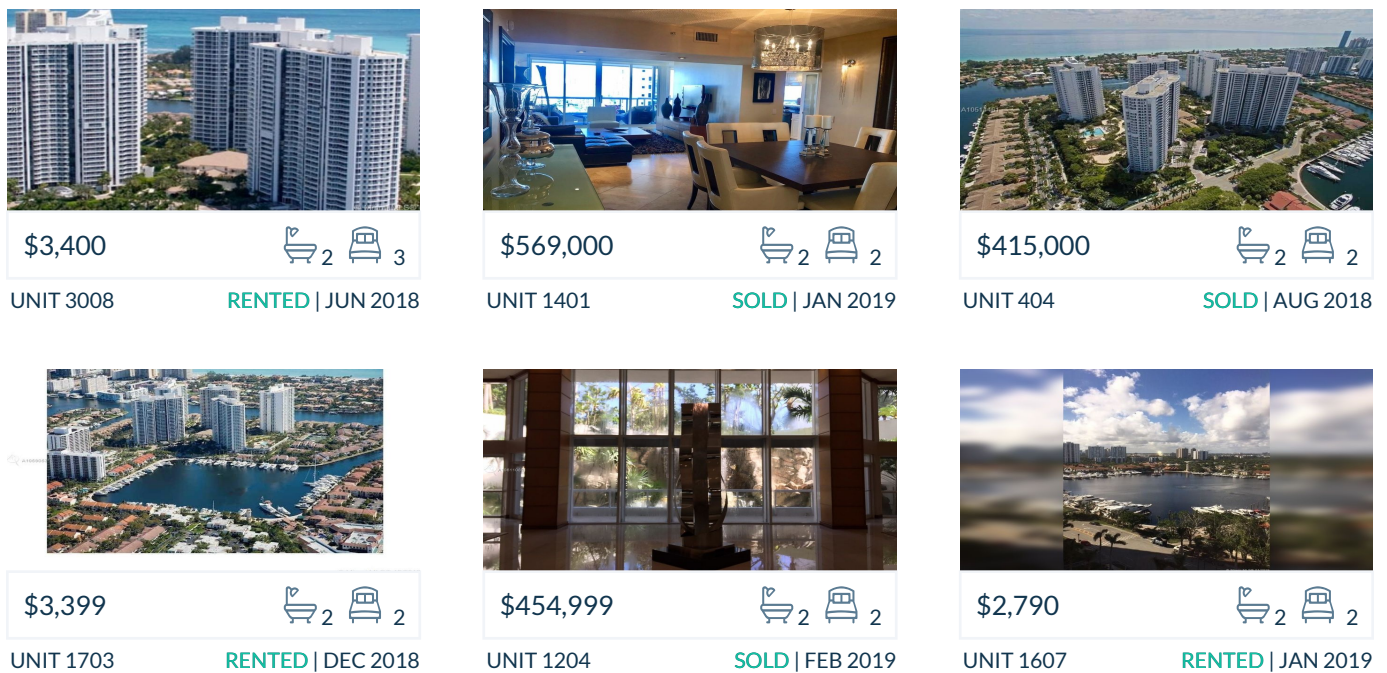
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for North Tower at Point



Sold

LAST 20 PROPERTIES SOLD IN NORTH TOWER AT POINT

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1401	\$569,000	2/2	\$334.7	1,700	Apr 2019	84
404	\$415,000	2/2	\$274.8	1,510	Apr 2019	155
1204	\$454,999	2/2	\$301.3	1,510	Mar 2019	8
1504	\$465,000	2/2	\$307.9	1,510	Mar 2019	245
1606	\$608,000	3/2	\$341.6	1,780	Feb 2019	457
3105	\$668,000	3/2	\$357.2	1,870	Sep 2018	100
807	\$435,000	2/2	\$288.1	1,510	Aug 2018	84
2609	\$660,000	2/2	\$352.9	1,870	Jul 2018	329
301	\$225,000	1/1	\$362.9	620	Jul 2018	7
2501	\$575,000	2/2	\$338.2	1,700	Jun 2018	92
1901	\$595,000	3/2	\$350.0	1,700	Jun 2018	63
406	\$635,000	4/3	\$270.2	2,350	Jun 2018	127
804	\$459,000	2/2	\$304.0	1,510	Apr 2018	265
304	\$349,000	2/2	\$231.1	1,510	Mar 2018	224
1004	\$490,000	2/2	\$324.5	1,510	Jan 2018	269
1402	\$579,750	3/2	\$310.0	1,870	Nov 2017	80
1607	\$445,000	2/2	\$294.7	1,510	Oct 2017	36
2010	\$625,000	2/2	\$367.6	1,700	Sep 2017	111
708	\$530,000	3/2	\$283.4	1,870	Jul 2017	109
1707	\$480,000	2/2	\$317.9	1,510	Jun 2017	142

Rented

LAST 20 PROPERTIES RENTED IN NORTH TOWER AT POINT

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1703	\$3,399	2/2	N/A	N/A	Apr 2019	77
1607	\$2,790	2/2	\$1.8	1,510	Mar 2019	53
1802	\$3,000	3/2	\$1.6	1,870	Mar 2019	301
1404	\$2,850	2/2	\$1.9	1,510	Jan 2019	81
909	\$3,250	3/2	\$1.7	1,870	Dec 2018	97
2007	\$2,950	2/2	\$2.0	1,510	Oct 2018	61
2104	\$2,800	2/2	\$1.9	1,510	Oct 2018	17
2708	\$3,800	3/2	\$2.0	1,870	Oct 2018	44
1507	\$2,900	2/2	\$1.9	1,510	Sep 2018	49
1801	\$3,300	2/2	N/A	N/A	Jul 2018	27
1206	\$4,000	3/2	\$2.2	1,780	Jun 2018	65
410	\$2,250	2/2	\$2.3	990	Jun 2018	33
507	\$2,600	2/2	\$1.7	1,510	May 2018	136
1202	\$3,550	3/2	\$1.9	1,870	Apr 2018	51
308	\$4,990	4/3	\$1.7	2,940	Apr 2018	93
2104	\$2,800	2/2	\$1.9	1,510	Mar 2018	299
901	\$3,500	3/2	\$2.1	1,700	Feb 2018	15
207	\$1,950	1/1	\$1.5	1,300	Jan 2018	133
902	\$4,500	3/2	\$2.4	1,870	Nov 2017	237
1210	\$3,250	3/2	\$1.9	1,700	Nov 2017	118

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
308	\$849,000	4/3	\$288.8	2940	Jan 2019	N/A
503	\$485,000	3/2	N/A	N/A	Jan 2019	N/A
504	\$399,000	2/2	\$264.2	1510	Feb 2019	N/A
507	\$399,000	2/2	N/A	N/A	Mar 2019	N/A
508	\$649,000	2/2	\$347.1	1870	Feb 2019	N/A
609	\$448,000	3/2	\$239.6	1870	Nov 2018	N/A
704	\$2,850/mth	2/2	\$1.9	1510	Oct 2018	N/A
704	\$415,000	2/2	\$274.8	1510	Dec 2018	N/A
706	\$535,000	3/2	N/A	N/A	May 2019	N/A
1002	\$699,000	3/2	\$373.8	1870	Mar 2019	N/A
1005	\$3,400/mth	3/2	\$1.8	1870	Apr 2019	N/A
1009	\$595,000	3/2	\$318.2	1870	Mar 2019	N/A
1106	\$590,000	3/2	\$331.5	1780	Mar 2019	N/A
1108	\$3,500/mth	2/2	\$1.9	1870	Jun 2018	N/A
1204	\$2,790/mth	2/2	N/A	N/A	Mar 2019	N/A
1406	\$555,000	3/2	\$300.0	1850	Nov 2018	N/A
1501	\$730,000	3/2	\$429.4	1700	Dec 2018	N/A
1507	\$515,000	2/2	\$341.1	1510	Mar 2019	N/A
1509	\$584,000	2/2	N/A	N/A	Mar 2019	N/A
1807	\$475,000	2/2	\$314.6	1510	Dec 2018	N/A

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1809	\$595,000	3/2	\$318.2	1870	Jan 2019	N/A
1809	\$3,600/mth	3/2	\$1.9	1870	Jan 2019	N/A
1901	\$740,000	3/2	\$435.3	1700	Apr 2019	N/A
2202	\$799,000	3/2	N/A	N/A	Feb 2019	N/A
2304	\$480,000	2/2	\$317.9	1510	Apr 2019	N/A
2410	\$569,000	3/2	\$334.7	1700	Jun 2018	LUIZ NOGUEI...
2410	\$3,500/mth	3/2	\$2.1	1700	Oct 2018	N/A
2505	\$2,600/mth	1/1	\$1.4	1870	Feb 2019	N/A
2510	\$575,000	3/2	\$338.2	1700	Jan 2019	N/A
2710	\$575,000	3/2	\$338.2	1700	May 2019	N/A
3101	\$542,000	3/2	\$318.8	1700	Jan 2019	N/A
3204	\$489,999	2/2	\$324.5	1510	Apr 2019	N/A