



Tower at Biscayne

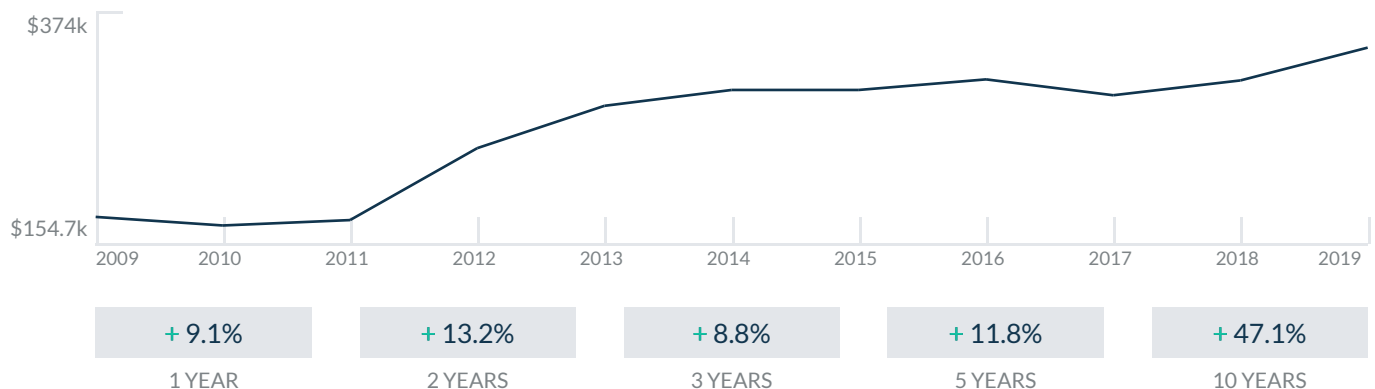
18181 NE 31st St
Aventura, FL 33160

Every month we compile this comprehensive market report focus on Tower at Biscayne 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 toweratbiscayne.com.

Property Stats

POSTAL CODE 33160

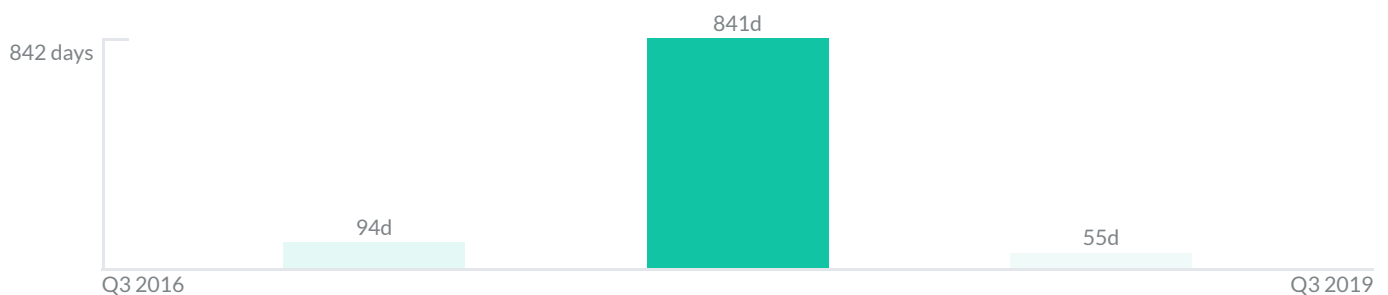
The property stats graph represents the median price evolution since ten years in your postal code area.



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

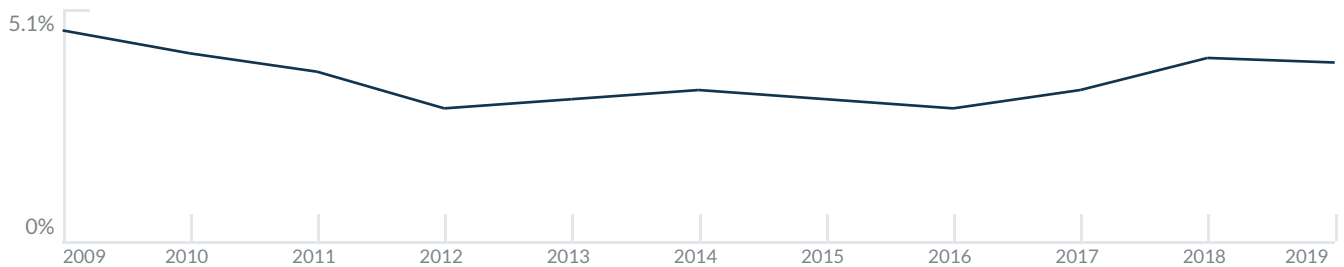
PER YEAR

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 TOWER AT BISCAYNE

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

2 BEDS

\$261,000
AVERAGE PRICE

5 FOR SALE
3 FOR RENT

3 BED

\$322,000
AVERAGE PRICE

6 FOR SALE
0 FOR RENT

1.4% to 7.6%

CAP RATE

Yearly net income when rent

7.2%

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 Tower at Biscayne



\$1,775



UNIT 2303

RENTED | MAR 2019



\$2,700



UNIT 1509

RENTED | AUG 2019



\$285,000



UNIT 801

SOLD | MAR 2019



\$149,990



UNIT 402

SOLD | MAY 2019



\$289,900



UNIT 1210

SOLD | APR 2019



\$1,795



UNIT 2510

RENTED | APR 2019

Sold

LAST 20 PROPERTIES SOLD IN TOWER AT BISCAYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
801	\$285,000	2/2	\$215.6	1,322	Aug 2019	97
402	\$149,990	1/1	\$200.3	749	Aug 2019	18
1210	\$289,900	2/2	\$216.5	1,339	Jul 2019	50
206	\$204,000	2/2	\$150.0	1,360	Apr 2019	841
PH08...	\$705,000	4/3	\$220.3	3,200	Aug 2016	94
204	\$169,900	2/2	\$162.9	1,043	Apr 2014	120
1704	\$214,000	2/2	\$205.2	1,043	Jan 2013	82
1402	\$125,000	1/1	\$166.9	749	Apr 2012	67
N/A	\$154,000	2/2	\$115.0	1,339	Feb 2011	118
302	\$149,700	1/1	\$199.9	749	Oct 2008	222
1003	\$209,900	2/2	\$201.2	1,043	Aug 2008	283
208	\$119,900	1/1	\$122.3	980	Aug 2008	18
503	\$238,500	2/2	\$228.7	1,043	Sep 2007	206
503	\$268,500	2/2	\$257.4	1,043	Mar 2007	53
802	\$229,000	1/1	\$305.7	749	Jul 2006	38
1603	\$314,500	2/2	\$301.5	1,043	May 2006	151

Rented

LAST 20 PROPERTIES RENTED IN TOWER AT BISCAYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2303	\$1,775	2/2	\$1.7	1,043	Sep 2019	163
1509	\$2,700	3/2	\$1.7	1,600	Aug 2019	24
2510	\$1,795	2/2	\$1.3	1,339	Jul 2019	114
1910	\$2,100	2/2	\$1.6	1,339	Jun 2019	27
1810	\$2,400	2/2	N/A	N/A	May 2019	50
2501	\$2,050	2/2	\$1.6	1,322	May 2019	28
2703	\$1,600	2/2	\$1.5	1,043	Apr 2019	12
N/A	\$1,700	2/2	\$1.3	1,339	Nov 2013	75
N/A	\$1,250	1/1	\$1.7	749	Sep 2013	99
N/A	\$1,575	2/2	\$1.3	1,257	May 2012	109
705	\$1,300	2/2	\$1.0	1,257	Apr 2011	81
2205	\$1,250	2/2	\$1.0	1,257	Sep 2010	12
N/A	\$1,450	2/2	\$1.2	1,257	Sep 2010	37
1608	\$1,875	3/2	\$1.2	1,629	Aug 2010	113
302	\$1,200	1/1	\$1.6	749	Aug 2010	30
1007	\$1,650	2/2	\$1.2	1,339	Jul 2010	87
2505	\$1,195	2/2	\$1.0	1,257	Jun 2010	99
2707	\$1,350	2/2	\$1.0	1,339	Jun 2010	72
1110	\$1,350	2/2	\$1.0	1,339	Jun 2010	27
2605	\$1,195	2/2	\$1.0	1,257	Mar 2010	42

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH07	\$2,050/mth	2/2	\$1.5	1339	Jul 2019	N/A
608	\$319,000	3/2	\$151.9	2100	Aug 2019	N/A
610	\$2,200/mth	2/2	\$1.6	1339	May 2019	N/A
808	\$324,900	3/2	\$199.4	1629	Jul 2019	N/A
907	\$1,950/mth	2/2	\$1.5	1339	Jul 2019	N/A
907	\$295,000	2/2	\$220.3	1339	Jul 2019	N/A
909	\$269,900	3/2	\$171.8	1571	Jul 2019	N/A
1008	\$310,000	3/2	\$190.3	1629	Sep 2019	N/A
1203	\$239,000	2/2	\$229.1	1043	Jun 2019	N/A
1205	\$249,000	2/2	\$198.1	1257	Sep 2019	N/A
1403	\$219,900	2/2	\$210.8	1043	Aug 2019	N/A
1609	\$339,900	3/2	\$216.4	1571	May 2019	N/A
1709	\$369,000	3/2	\$234.9	1571	May 2019	N/A
2606	\$299,999	2/2	\$220.6	1360	Jul 2019	N/A