



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

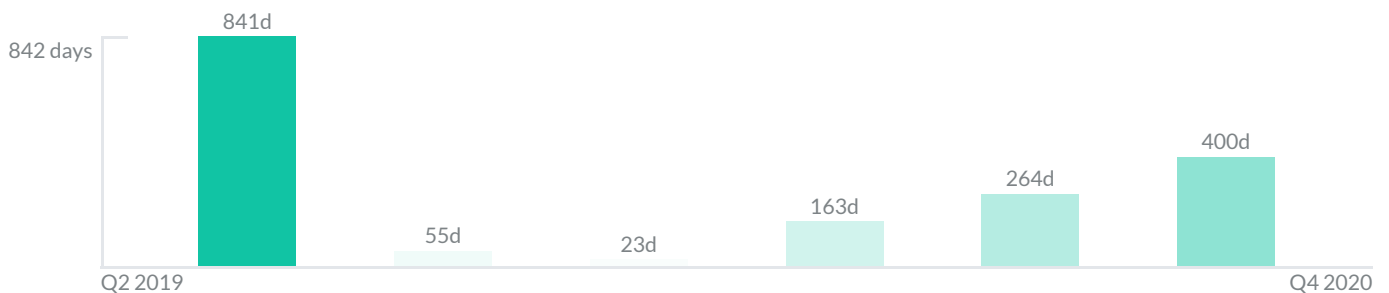
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

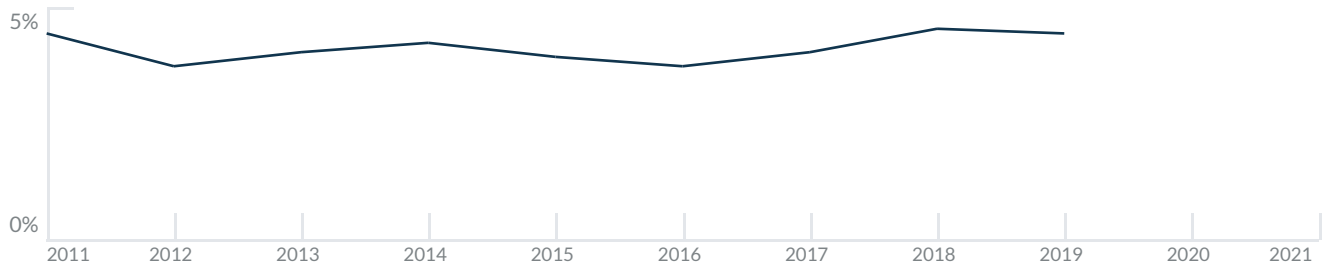


Mortgage Rates

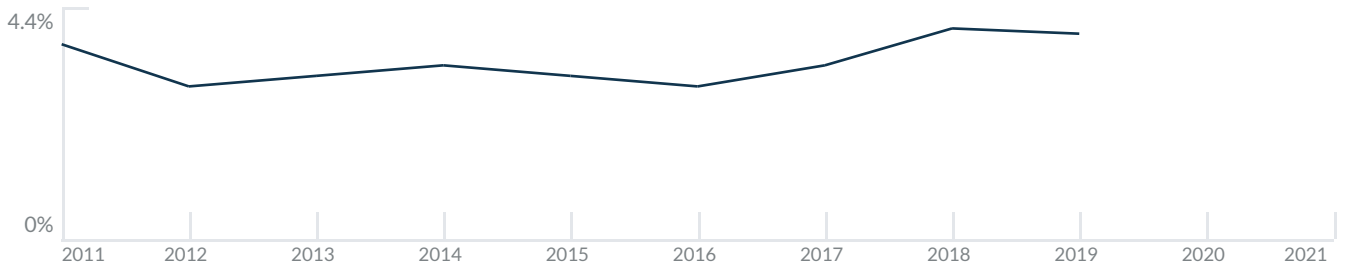
PER YEAR

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©

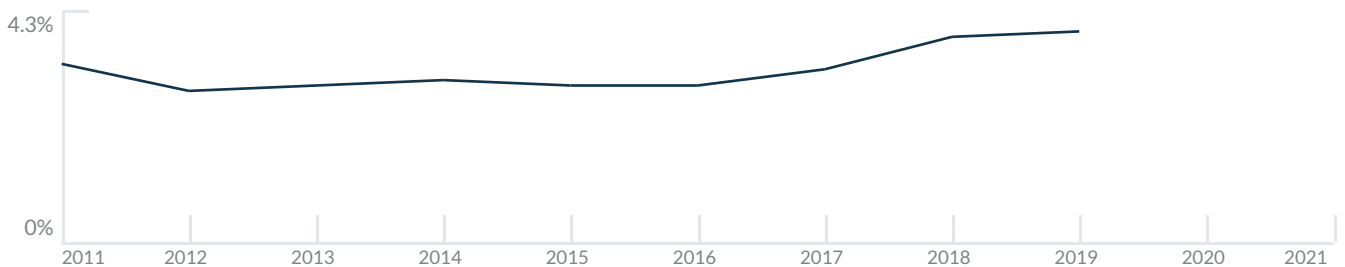
30 YEARS FIXED 4.4%



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.

% to %

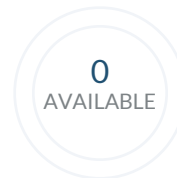
CAP RATE

Yearly net income when rent

0.9%

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

\$295,000



UNIT 808

SOLD | FEB 2021

\$250,000



UNIT 2606

SOLD | FEB 2021

\$214,900



UNIT 1205

SOLD | FEB 2021

\$253,000



UNIT 909

SOLD | FEB 2021

\$300,000



UNIT 1008

SOLD | FEB 2021

\$2,050



UNIT PH07

RENTED | FEB 2021

Sold

LAST 20 PROPERTIES SOLD IN TOWER AT BISCAIYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
808	\$295,000	3/3	\$181.1	1,629	Nov 2020	400
2606	\$250,000	2/2	\$183.8	1,360	Aug 2020	350
1205	\$214,900	2/2	\$171.0	1,257	Aug 2020	178
909	\$253,000	3/3	\$161.0	1,571	Feb 2020	178
1008	\$300,000	3/3	\$184.2	1,629	Feb 2020	147
708	\$338,000	3/3	\$207.5	1,629	Dec 2019	24
2409	\$290,000	3/3	\$184.6	1,571	Oct 2019	22
801	\$285,000	2/2	\$215.6	1,322	Aug 2019	97
402	\$149,990	1/2	\$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

Rented

LAST 20 PROPERTIES RENTED IN TOWER AT BISCAYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
PH07	\$2,050	2/2	\$1.5	1,339	Jan 2020	197
2505	\$1,650	2/2	\$1.3	1,257	Nov 2019	29
610	\$2,200	2/2	\$1.6	1,339	Oct 2019	168
1904	\$1,675	2/2	\$1.6	1,043	Oct 2019	29
503	\$1,890	2/2	\$1.8	1,043	Oct 2019	169
2303	\$1,775	2/2	\$1.7	1,043	Sep 2019	163
605	\$1,600	2/2	\$1.3	1,257	Sep 2019	110
1509	\$2,700	3/3	\$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