

# Market Report

April, 2019



## Marina Palms Yacht Club

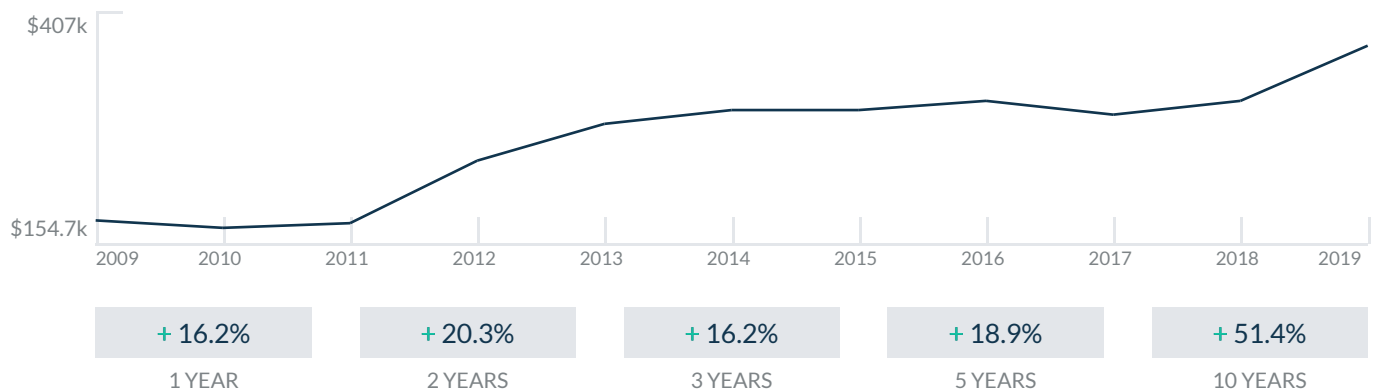
17301 BISCAYNE BL  
Aventura, FL 33160

Every month we compile this comprehensive market report focus on Marina Palms Yacht Club in this convenient and easy to read format. Our data 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 [marinapalmsyachtclubcondosforsale.com](http://marinapalmsyachtclubcondosforsale.com).

## Property Stats

POSTAL CODE 33160

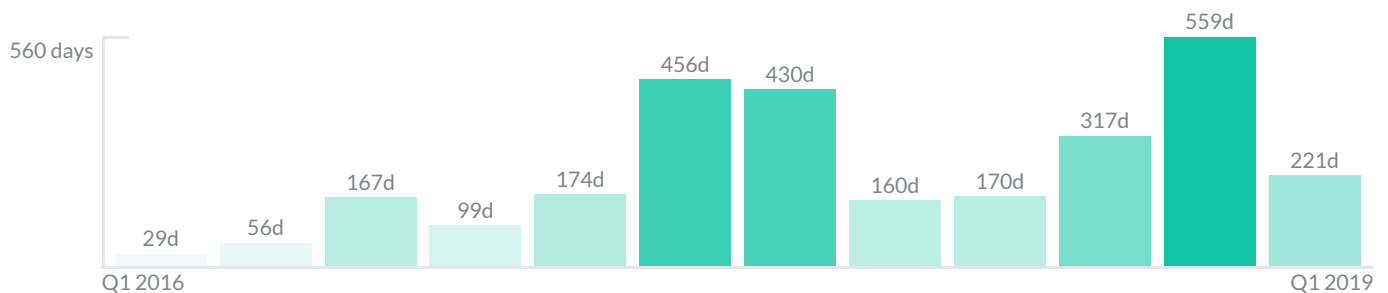
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

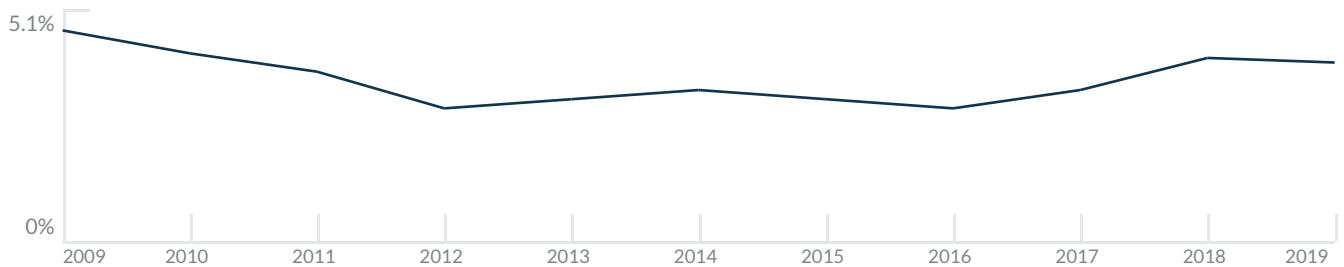
PER YEAR

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 MARINA PALMS YACHT CLUB

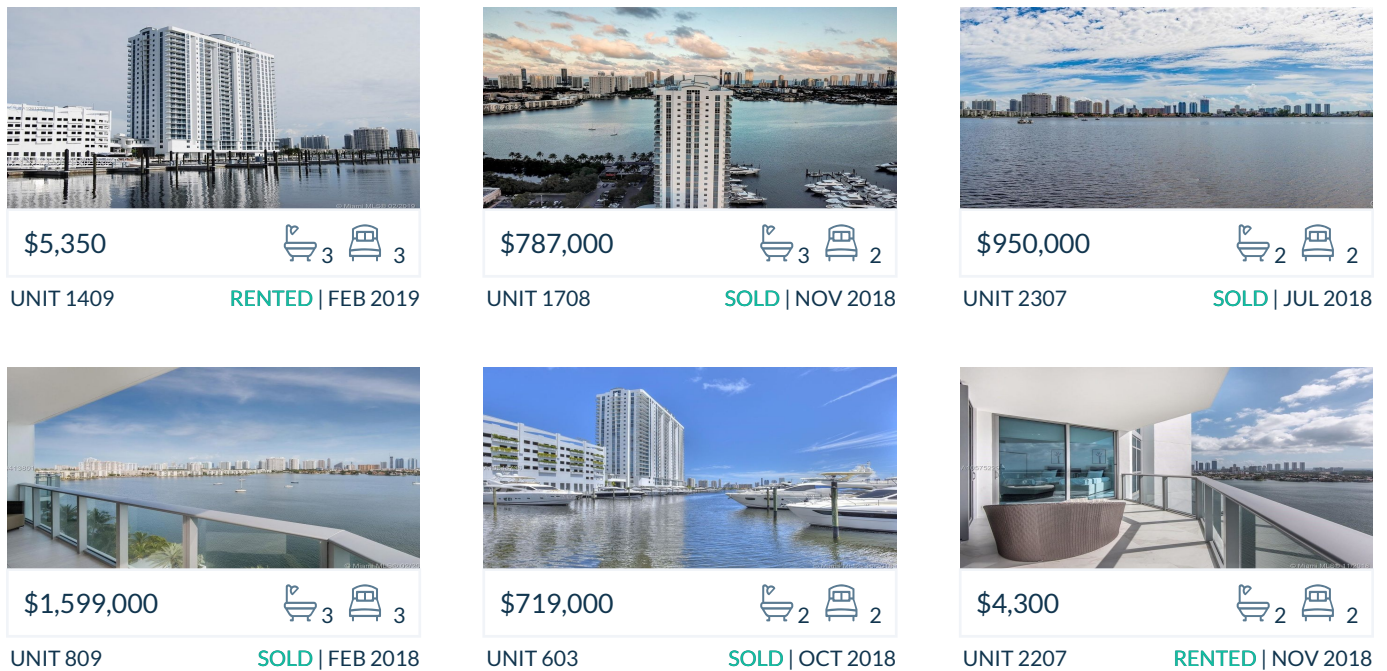
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Marina Palms Yacht Club



## Sold

LAST 20 PROPERTIES SOLD IN MARINA PALMS YACHT CLUB

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1708	\$787,000	2/3	\$415.7	1,893	Mar 2019	74
2307	\$950,000	2/2	\$547.2	1,736	Mar 2019	197
809	\$1,599,000	3/3	\$660.5	2,421	Mar 2019	380
603	\$719,000	2/2	\$430.5	1,670	Feb 2019	70
1701	\$825,000	2/2	\$382.7	2,156	Feb 2019	60
2202	\$860,000	2/2	\$438.3	1,962	Jan 2019	555
LPH-3	\$899,000	2/2	\$538.3	1,670	Jan 2019	211
1010	\$1,299,000	3/3	\$499.8	2,599	Sep 2018	442
707	\$1,195,000	2/2	\$627.6	1,904	Jul 2018	675
208	\$649,900	3/3	\$343.3	1,893	Jun 2018	828
2204	\$824,900	2/3	\$456.3	1,808	May 2018	90
704	\$709,000	2/3	\$372.4	1,904	Apr 2018	34
2306	\$900,000	3/3	\$417.1	2,158	Mar 2018	125
1902	\$739,000	2/2	\$349.6	2,114	Mar 2018	31
706	\$840,000	3/3	\$360.2	2,332	Mar 2018	116
1110	\$1,199,000	3/3	\$501.7	2,390	Feb 2018	48
1711	\$1,275,000	2/2	\$613.0	2,080	Feb 2018	1
909 N	\$1,445,000	3/3	\$596.9	2,421	Jan 2018	698
502	\$730,000	2/2	\$345.3	2,114	Nov 2017	160
N/A	\$900,000	2/2	\$472.7	1,904	Aug 2017	525

## Rented

LAST 20 PROPERTIES RENTED IN MARINA PALMS YACHT CLUB

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1409	\$5,350	3/3	\$2.4	2,219	Mar 2019	45
2207	\$4,300	2/2	\$2.5	1,736	Feb 2019	81
1205	\$3,800	2/2	\$2.2	1,718	Feb 2019	74
1906	\$4,300	3/3	\$2.0	2,158	Feb 2019	51
1908	\$3,800	2/3	\$2.2	1,756	Feb 2019	92
607	\$3,900	2/2	N/A	N/A	Feb 2019	59
1806	\$4,450	3/3	\$1.9	2,350	Jan 2019	156
N/A	\$3,900	2/2	\$2.3	1,718	Jan 2019	685
1404	\$3,800	2/3	\$2.1	1,808	Dec 2018	99
904	\$4,100	2/3	\$2.3	1,808	Nov 2018	60
701	\$5,500	3/2	\$2.6	2,156	Nov 2018	46
2208	\$4,000	2/3	\$2.3	1,756	Oct 2018	105
1501	\$4,495	2/2	\$2.2	1,999	Oct 2018	80
805	\$3,650	2/2	\$2.1	1,718	Oct 2018	298
1403	\$3,650	2/2	\$2.2	1,670	Oct 2018	20
N/A	\$7,450	2/2	\$4.1	1,828	Aug 2018	94
1502	\$4,200	2/2	\$2.1	1,962	Aug 2018	40
2005	\$4,500	2/2	\$2.6	1,718	Jul 2018	118
1704	\$4,797	3/3	\$2.4	1,961	Jul 2018	358
210	\$6,950	3/3	\$2.7	2,599	Jul 2018	97

## Currently Listed

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ACTIVE LISTINGS 1/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH-8	\$1,345,000	2/3	\$710.5	1893	Mar 2016	N/A
L-PH-2	\$1,349,000	2/2	\$572.8	2355	Jul 2016	N/A
N/A	\$259,000	0/0	N/A	N/A	Apr 2017	N/A
N/A	\$4,500/mth	2/2	\$2.3	1962	Dec 2017	N/A
LPH9	\$2,294,000	3/3	\$947.5	2421	Mar 2018	N/A
N/A	\$890,000	2/2	\$518.0	1718	Apr 2018	N/A
LPH1	\$1,199,000	2/2	\$567.2	2114	May 2018	N/A
LPH-8	\$3,900/mth	2/3	\$2.1	1893	Jun 2018	N/A
N/A	\$1,750,000	3/3	\$673.1	2600	Jun 2018	N/A
PH 06	\$3,349,000	4/4	\$993.8	3370	Jun 2018	N/A
LPH8	\$1,366,000	2/3	\$722.0	1892	Sep 2018	N/A
PH-1	\$1,759,000	2/2	\$832.1	2114	Sep 2018	N/A
L-PH-6	\$999,000	3/3	\$462.9	2158	Oct 2018	N/A
LPH6	\$1,500,000	3/3	\$643.2	2332	Oct 2018	N/A
LPH-7	\$975,000	2/2	\$561.6	1736	Feb 2019	N/A
PH-5	\$2,550,000	3/3	\$1,136.4	2244	Feb 2019	N/A
LPH2	\$5,800/mth	2/2	\$2.7	2114	Feb 2019	N/A
1	\$1,400/mth	1/1	\$2.5	550	Apr 2019	N/A
211	\$960,000	2/2	\$418.1	2296	Oct 2017	N/A
211	\$5,500/mth	2/2	\$3.0	1836	Mar 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 2/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
305	\$4,000/mth	2/2	\$1.9	2114	Feb 2018	VLADIMIR HO...
306	\$926,000	3/3	\$404.9	2287	Aug 2018	N/A
306	\$4,000/mth	3/3	\$1.7	2287	Nov 2018	N/A
401	\$1,299,000	2/1	\$663.8	1957	Nov 2018	N/A
402	\$929,000	2/2	\$473.5	1962	Jul 2018	N/A
402	\$3,950/mth	2/2	\$2.0	1962	Jul 2018	N/A
404	\$799,000	2/3	\$407.4	1961	Feb 2016	CB00 LLC C/O...
406	\$819,000	3/3	\$351.2	2332	Feb 2019	N/A
407	\$4,500/mth	2/2	\$2.6	1727	Jul 2018	PEDRO ALEJA...
407	\$850,000	2/2	\$489.6	1736	Nov 2018	N/A
408	\$3,600/mth	2/3	\$2.1	1756	Mar 2019	N/A
409/4...	\$2,554,000	5/5	\$567.4	4501	May 2016	N/A
409	\$1,395,000	3/3	\$576.2	2421	Jan 2018	N/A
410	\$1,394,000	3/3	\$536.2	2600	Jan 2019	N/A
411	\$1,099,000	2/2	\$528.4	2080	Jan 2018	N/A
411	\$1,050,000	2/2	\$571.9	1836	Mar 2019	N/A
504	\$1,020,000	2/3	\$520.1	1961	Mar 2019	N/A
505	\$789,000	2/2	\$434.2	1817	Jan 2019	N/A
506	\$849,000	3/3	\$364.1	2332	May 2018	MIKHAIL GAV...
602	\$4,050/mth	2/2	\$2.1	1962	Feb 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 3/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
604	\$989,000	2/3	\$549.1	1801	Jul 2018	N/A
607	\$1,197,000	2/2	\$628.7	1904	Oct 2018	N/A
703	\$1,099,000	2/2	\$603.5	1821	Aug 2018	MARC ZEITL...
708	\$729,000	2/3	\$385.1	1893	Jun 2017	RUBEN DARI...
710	\$7,000/mth	3/3	\$2.7	2599	Nov 2018	N/A
710	\$1,575,000	3/3	\$606.0	2599	Nov 2018	N/A
806	\$1,098,900	3/3	\$471.2	2332	Nov 2018	N/A
807 N	\$1,050,000	2/2	\$551.5	1904	May 2016	MP 807 LLC C/...
808	\$799,000	2/2	\$455.0	1756	Oct 2016	N/A
809	\$2,295,000	3/3	\$874.6	2624	Mar 2019	N/A
811	\$3,999/mth	2/2	\$2.2	1828	Jan 2019	N/A
903	\$789,000	2/2	\$499.1	1581	Jun 2017	N/A
903	\$769,000	2/2	\$422.3	1821	Apr 2018	N/A
905 -...	\$1,799,000	4/4	\$463.7	3880	Dec 2018	N/A
908	\$829,000	3/3	\$472.1	1756	Oct 2018	N/A
909	\$1,749,000	3/3	\$725.1	2412	Oct 2018	N/A
910	\$1,395,000	3/3	\$583.7	2390	Feb 2019	N/A
1001	\$4,500/mth	2/2	\$2.3	1999	Jan 2019	N/A
1001	\$1,050,000	2/2	\$525.3	1999	Jan 2019	N/A
1003	\$1,050,000	2/2	N/A	N/A	Feb 2019	N/A



## Currently Listed

ACTIVE LISTINGS 4/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1006	\$1,299,000	3/3	\$557.0	2332	Jun 2018	N/A
1101	\$965,000	2/2	\$447.6	2156	Jan 2016	N/A
1102	\$895,000	2/2	\$456.2	1962	Feb 2017	FABIAN STEP...
1103	\$799,000	2/2	\$438.8	1821	Sep 2016	N/A
1103	\$779,000	2/2	\$492.7	1581	Mar 2018	N/A
1107N	\$975,000	2/2	\$561.6	1736	Apr 2017	GIANIJU LLC...
1107	\$4,700/mth	2/2	\$2.5	1904	Feb 2019	N/A
1108	\$1,025,000	2/3	\$539.8	1899	Jan 2016	N/A
1109	\$1,795,000	3/3	\$808.9	2219	Dec 2017	JOAO LUIZ C...
1201	\$850,000	2/2	\$425.2	1999	Nov 2018	N/A
1201	\$4,400/mth	2/2	\$2.2	1999	Mar 2019	N/A
1202	\$929,900	2/2	\$431.3	2156	Jul 2018	THOMAS GEO...
1209	\$1,948,000	3/3	\$875.5	2225	Sep 2018	N/A
1210	\$6,500/mth	3/3	\$2.7	2386	May 2018	N/A
1210	\$1,650,000	3/3	\$634.9	2599	Sep 2018	N/A
1211	\$5,500/mth	2/2	\$3.0	1836	Jan 2019	N/A
1405-...	\$11,500/mth	5/4	\$3.0	3880	Jan 2019	N/A
1406	\$1,099,000	3/3	\$450.4	2440	Feb 2019	N/A
1408	\$729,000	2/3	\$415.1	1756	Jun 2017	N/A
1410	\$1,499,000	3/3	\$576.8	2599	Jun 2017	N/A

## Currently Listed

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ACTIVE LISTINGS 5/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1502	\$845,000	2/2	\$399.7	2114	Apr 2017	JUAN LUIS EL...
1509	\$1,747,000	3/3	\$785.2	2225	Feb 2018	N/A
1510	\$1,899,900	3/3	\$731.0	2599	Feb 2019	N/A
1510N	\$1,349,000	3/3	\$519.0	2599	Mar 2019	N/A
1511	\$950,000	2/2	\$519.7	1828	Nov 2018	N/A
1601	\$1,139,000	2/2	\$569.8	1999	Jan 2019	N/A
1602	\$5,500/mth	2/2	\$2.8	1958	Feb 2019	N/A
1602	\$1,200,000	2/2	\$612.9	1958	Mar 2019	N/A
1604	\$1,095,000	2/3	\$605.6	1808	Dec 2018	N/A
1607	\$799,000	2/2	\$460.3	1736	Aug 2017	MIGUEL KRIG...
1609	\$1,829,000	3/3	\$822.0	2225	Jan 2019	N/A
1610	\$1,750,000	3/3	\$732.2	2390	Mar 2019	N/A
1703	\$739,000	2/2	\$405.8	1821	Aug 2017	MIGUEL KRIG...
1704	\$997,000	3/3	\$508.4	1961	Jul 2017	N/A
1706	\$899,500	3/3	\$416.8	2158	Mar 2019	N/A
1711	\$949,000	2/2	\$456.3	2080	Jan 2019	N/A
1711	\$5,000/mth	2/2	\$2.7	1836	Mar 2019	N/A
1801	\$1,180,000	2/2	\$558.2	2114	Jan 2019	N/A
1801	\$5,700/mth	2/2	\$2.7	2114	Jan 2019	N/A
1804	\$4,900/mth	3/3	N/A	N/A	Sep 2018	N/A

## Currently Listed

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ACTIVE LISTINGS 6/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1805	\$818,000	2/2	\$476.1	1718	Oct 2016	N/A
1808	\$1,295,000	2/3	\$684.1	1893	Jan 2019	N/A
1905	\$4,000/mth	2/2	\$2.2	1780	Nov 2018	N/A
1908	\$999,900	2/3	\$528.2	1893	Oct 2018	N/A
1909	\$6,850/mth	3/3	\$2.8	2421	Feb 2019	N/A
1910	\$1,950,000	3/3	\$750.3	2599	Sep 2018	N/A
1911N	\$925,000	2/2	\$444.7	2080	Dec 2018	N/A
2001	\$1,099,000	2/2	\$519.9	2114	Mar 2018	ANTHONY VA...
2001	\$1,200,000	2/2	\$600.3	1999	Feb 2019	N/A
2001	\$4,500/mth	2/2	\$2.3	1999	Mar 2019	N/A
2002	\$995,000	2/2	\$470.7	2114	Oct 2018	N/A
2003	\$4,200/mth	2/2	\$2.3	1821	Mar 2019	N/A
2004	\$1,037,000	3/3	\$528.8	1961	Jul 2017	N/A
2004	\$4,600/mth	3/3	\$2.3	1961	Jul 2017	N/A
2006	\$6,500/mth	3/3	\$3.0	2152	Apr 2019	N/A
2008	\$1,250,000	2/3	\$711.8	1756	Mar 2019	N/A
2009	\$2,089,000	3/3	\$862.9	2421	Jan 2019	N/A
2009	\$1,795,000	3/3	\$808.9	2219	Feb 2019	N/A
2101	\$1,050,000	2/2	\$487.0	2156	Mar 2019	N/A
2102	\$860,000	2/2	\$406.8	2114	Feb 2018	N/A

## Currently Listed

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ACTIVE LISTINGS 7/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2102	\$4,200/mth	2/2	\$2.1	1962	Feb 2019	N/A
2106	\$1,325,000	3/3	\$614.0	2158	Jan 2016	N/A
2107	\$929,000	2/2	\$535.1	1736	Mar 2019	N/A
2108	\$840,000	2/3	\$478.4	1756	Jan 2019	N/A
2201	\$1,159,000	2/2	\$548.2	2114	Sep 2018	N/A
2208	\$890,000	2/3	\$506.8	1756	Jan 2019	N/A
2210	\$1,500,000	3/3	\$576.9	2600	Nov 2018	N/A
2210	\$300,000	0/0	N/A	N/A	Nov 2018	N/A
2301	\$995,000	2/2	\$462.8	2150	Feb 2019	N/A
2302	\$1,200,000	2/2	\$567.6	2114	Feb 2019	N/A
2306	\$1,395,000	3/3	\$598.2	2332	Aug 2018	N/A
2309	\$1,950,000	3/3	\$878.8	2219	Dec 2018	N/A
2310	\$6,000/mth	3/3	\$2.5	2390	Mar 2019	N/A