

Market Report

September, 2020



Turnberry Village

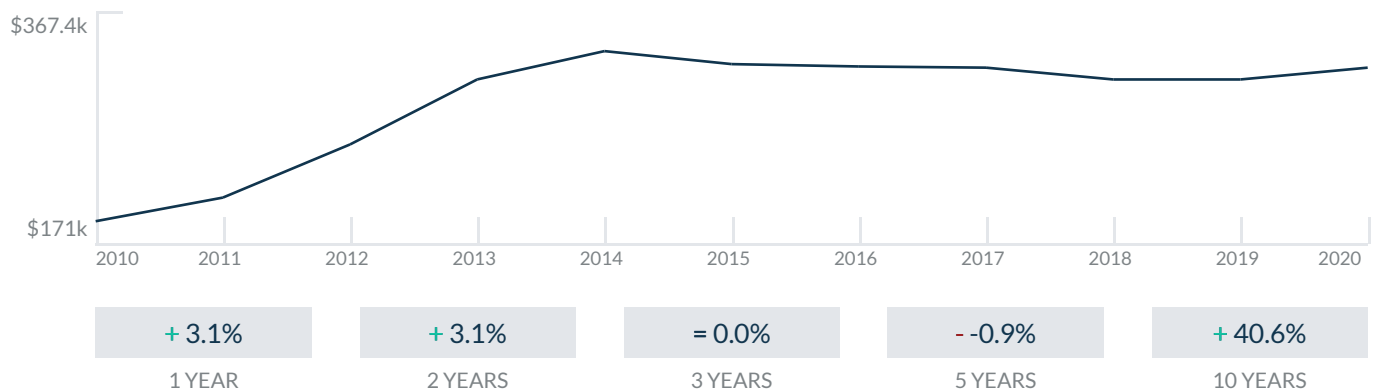
20000 E Country Club Dr
Aventura, FL 33180

Every month we compile this comprehensive market report focus on Turnberry Village 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 turnberryvillagecondosforsale.com.

Property Stats

POSTAL CODE 33180

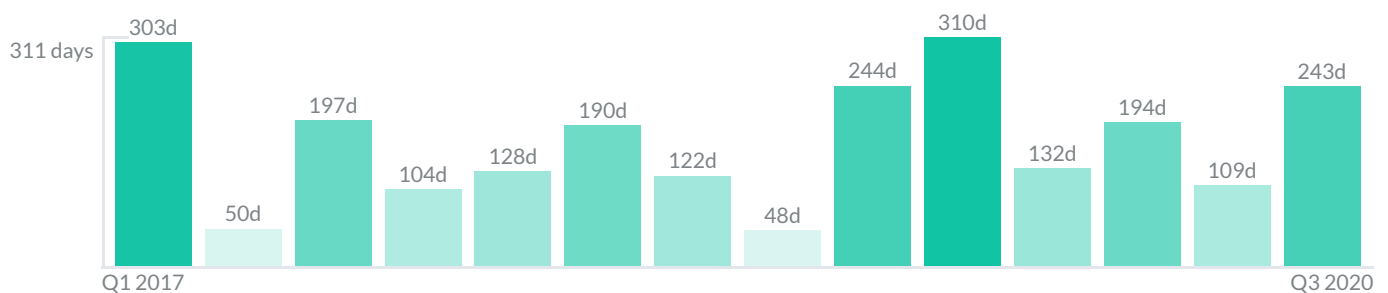
The property stats graph represents the median price evolution since ten years in your postal code area.



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 TURNBERRY VILLAGE

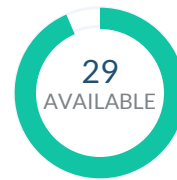
Below the average listing prices of available unit per property type.

2 BEDS
\$423,000
 AVERAGE PRICE
 13 FOR SALE
 5 FOR RENT

3 BED
\$481,000
 AVERAGE PRICE
 16 FOR SALE
 7 FOR RENT

-387.1% to 6.9%
 CAP RATE
 Yearly net income when rent

6.1%
 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 Turnberry Village



\$1,850



UNIT 210

RENTED | AUG 2020



\$499,000



UNIT 1220

SOLD | AUG 2020



\$429,000



UNIT 905

SOLD | AUG 2020

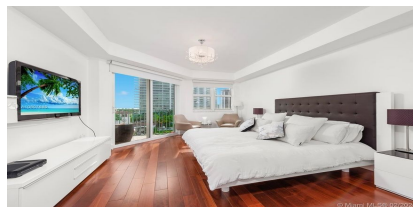


\$2,900



UNIT 301

RENTED | AUG 2020



\$3,300



UNIT 705

RENTED | JUL 2020



\$418,000



UNIT 411

SOLD | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN TURNBERRY VILLAGE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1220	\$499,000	3/3	\$311.9	1,600	Aug 2020	55
905	\$429,000	3/3	\$271.5	1,580	Aug 2020	269
411	\$418,000	3/3	N/A	N/A	Jul 2020	109
PH04	\$620,000	3/3	\$364.3	1,702	Jul 2020	146
503	\$443,000	3/3	\$260.3	1,702	Jul 2020	654
PH08	\$500,000	2/2	\$340.1	1,470	Jul 2020	222
103	\$400,000	3/3	\$235.0	1,702	Jun 2020	130
104	\$418,000	3/3	\$245.6	1,702	May 2020	190
TS01	\$2,500	2/2	\$1.9	1,312	May 2020	7
204	\$380,000	3/3	\$223.3	1,702	Mar 2020	194
307	\$325,000	2/2	\$246.2	1,320	Dec 2019	125
1008	\$429,000	2/2	\$291.8	1,470	Dec 2019	137
TS10	\$465,000	2/2	\$324.9	1,431	Oct 2019	133
720	\$540,000	3/3	\$337.5	1,600	Jul 2019	473
TS16	\$375,000	2/2	\$284.1	1,320	Jul 2019	147
918	\$2,400	2/2	\$1.9	1,257	Jun 2019	84
TS04	\$616,500	3/3	\$362.2	1,702	Jun 2019	464
309	\$308,900	2/2	\$245.7	1,257	May 2019	200
1009	\$430,000	2/2	\$342.1	1,257	May 2019	365
906	\$489,900	3/3	\$310.1	1,580	Apr 2019	106

Rented

LAST 20 PROPERTIES RENTED IN TURNBERRY VILLAGE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
210	\$1,850	1/1	\$2.0	919	Aug 2020	254
301	\$2,900	3/3	\$1.8	1,600	Aug 2020	234
705	\$3,300	3/3	\$2.1	1,580	Jul 2020	164
218	\$2,350	2/2	\$1.9	1,257	Jul 2020	168
114	\$3,200	2/2	\$2.5	1,257	Jun 2020	43
516	\$2,390	2/2	\$1.8	1,320	Jun 2020	142
402	\$1,900	1/1	\$2.1	914	Jun 2020	28
PH04	\$3,900	3/3	\$2.3	1,702	Jun 2020	24
407	\$2,599	2/2	\$2.0	1,320	May 2020	61
1202	\$2,450	2/2	\$1.9	1,312	Mar 2020	144
1016	\$4,250	3/3	\$2.5	1,688	Mar 2020	389
612	\$2,650	2/2	\$2.0	1,335	Mar 2020	48
216	\$2,900	3/3	\$1.7	1,688	Mar 2020	14
1007	\$2,600	2/2	\$1.9	1,335	Jan 2020	70
TS14	\$2,000	1/1	\$2.2	900	Jan 2020	31
411	\$2,700	3/3	\$1.6	1,681	Jan 2020	48
301	\$1,850	1/1	\$2.0	914	Jan 2020	230
211	\$2,575	3/3	\$1.5	1,681	Dec 2019	42
1106	\$2,750	3/3	\$1.8	1,500	Dec 2019	146
120	\$3,600	3/3	\$2.3	1,600	Dec 2019	73

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH10	\$785,000	2/2	\$548.6	1431	Jul 2020	N/A
PH16	\$399,000	2/2	\$302.3	1320	Aug 2020	STANISLAO M...
TS08	\$539,000	2/2	\$366.7	1470	Jul 2020	N/A
PH16	\$3,200/mth	2/2	\$2.4	1320	Jun 2020	STANISLAO M...
TS12	\$2,850/mth	2/2	\$2.1	1335	Aug 2020	N/A
104	\$3,200/mth	3/3	\$1.9	1702	Jul 2020	
206	\$370,000	3/3	\$234.2	1580	Aug 2020	ANA C FONT...
214	\$365,000	2/2	\$290.4	1257	Jul 2020	CESAR TOUR...
311	\$392,000	3/3	\$233.2	1681	Aug 2020	ADELLE KOGUT
402	\$399,000	3/3	\$249.4	1600	Aug 2020	ALON KARPM...
402	\$3,200/mth	3/3	\$2.0	1600	Jul 2020	ALON KARPM...
506	\$2,900/mth	3/3	\$1.8	1580	Aug 2020	ALFRED AMKIE
510	\$369,000	2/2	\$257.9	1431	Jul 2020	PAULETTE M...
516	\$445,000	2/2	\$337.1	1320	Aug 2020	CHARLES SAKA
603	\$2,950/mth	3/3	\$1.7	1702	Jul 2020	CARLOS COR...
604	\$3,550/mth	3/3	\$2.1	1702	Aug 2020	N/A
614	\$2,400/mth	2/2	\$1.9	1257	Aug 2020	
616	\$345,000	2/2	\$261.4	1320	Aug 2020	N/A
616	\$3,100/mth	3/3	\$1.8	1688	Aug 2020	MARIA & KYRI...
706	\$465,000	3/3	\$310.0	1500	Aug 2020	EDITH CASAG...

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
710	\$340,000	2/2	\$259.1	1312	Aug 2020	MARCEL GRU...
711	\$499,000	3/3	\$296.8	1681	Aug 2020	CARLOS EDER...
802	\$2,490/mth	2/2	\$1.9	1312	Jul 2020	
805	\$2,800/mth	3/3	\$1.8	1580	Aug 2020	N/A
805	\$499,000	3/3	\$315.8	1580	Aug 2020	N/A
806	\$695,000	3/3	\$439.9	1580	Aug 2020	HUMBERTO P...
901	\$465,000	3/3	\$290.6	1600	Jul 2020	VALESKA FER...
901	\$389,000	2/2	\$296.5	1312	Jul 2020	ROMI & KEIT...
901	\$2,500/mth	2/2	\$1.9	1312	Jul 2020	ROMI & KEIT...
905	\$459,500	3/3	\$290.8	1580	Sep 2019	N/A
907	\$379,000	2/2	\$283.9	1335	Aug 2020	TYLER M FORST
916	\$595,000	3/3	\$352.5	1688	Aug 2020	N/A
918	\$350,000	2/2	\$278.4	1257	Jul 2020	GEORGES BE...
920	\$599,000	3/3	\$374.4	1600	Jul 2020	ALEJANDRO L...
1003	\$650,000	3/3	\$381.9	1702	Jul 2020	N/A
1007	\$395,000	2/2	\$295.9	1335	Jun 2020	R & N TANNOR
1011	\$595,000	3/3	\$371.6	1601	Dec 2019	DANIEL ROSA...
1205	\$2,750	3/3	\$1.7	1580	Jan 2020	ROBERTO CA...
1205	\$515,000	3/3	\$325.9	1580	Jul 2020	ROBERTO CA...
1206	\$499,000	3/3	\$315.8	1580	Jul 2020	EDWARD W B...

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1209	\$405,000	2/2	\$322.2	1257	Aug 2020	CLARENCE G...