



## Marina Tower of Turnberry

19500 Turnberry Way  
Aventura, FL 33009

Every month we compile this comprehensive market report focus on Marina Tower of Turnberry 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 [marinatowerofturnberry.com](http://marinatowerofturnberry.com).

### Property Stats

POSTAL CODE 33009

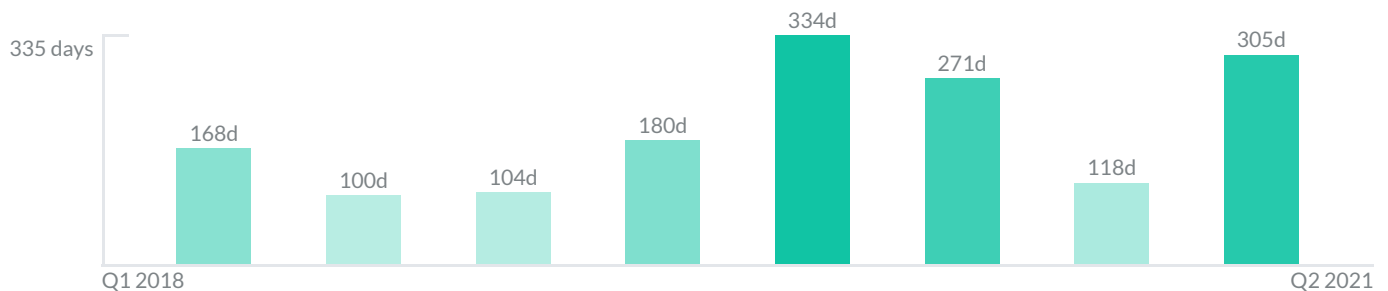
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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!

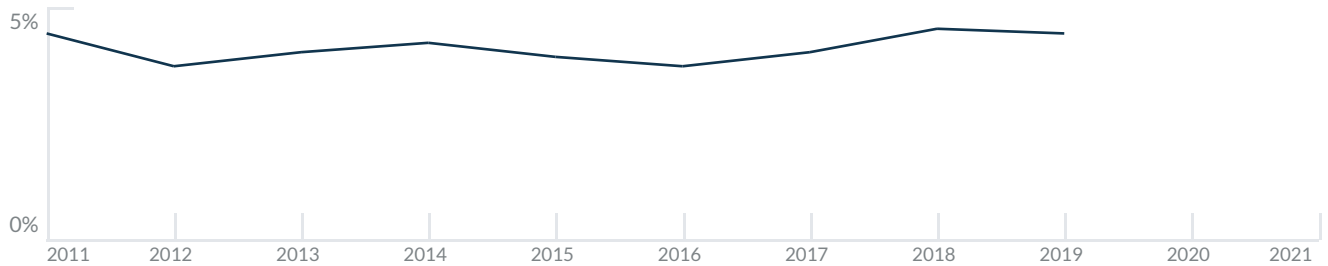


# Mortgage Rates

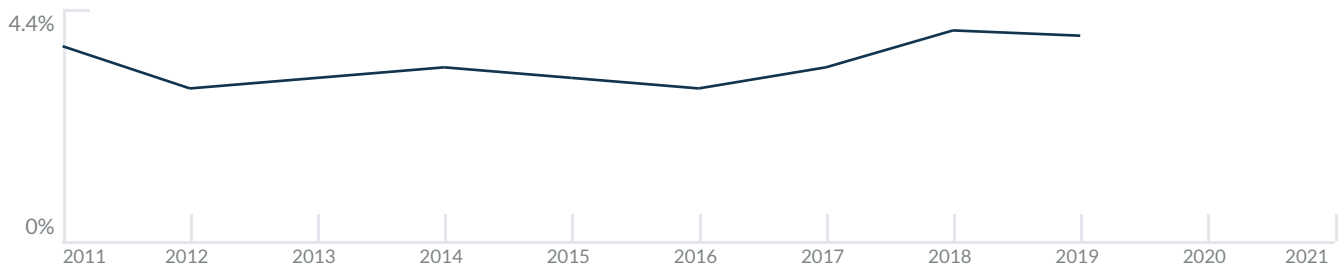
PER YEAR

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©

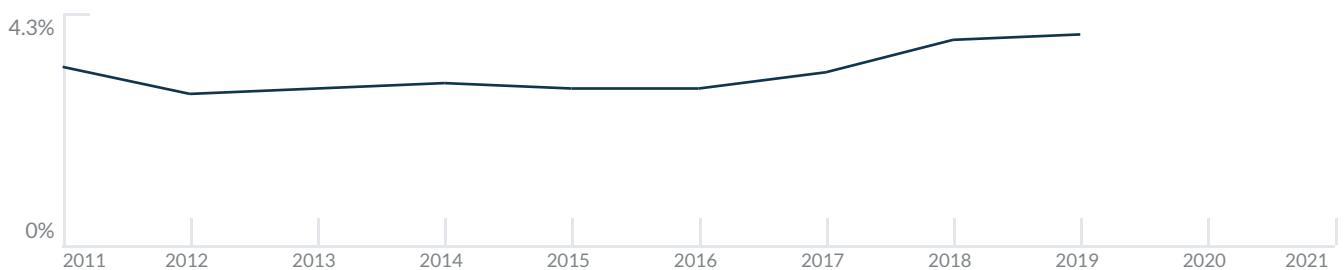
30 YEARS FIXED 4.4%



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  
Aventura City Of Excellence School  
10/10

MIDDLE SCHOOL  
McNicol Middle School  
3/10

HIGH SCHOOL  
Hallandale High School  
3/10

# Insights

IN MARINA TOWER OF TURNBERRY

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

2 BEDS

**\$653,000**  
AVERAGE PRICE

3 FOR SALE  
0 FOR RENT

**5.6% to 12.7%**

CAP RATE

Yearly net income when rent

**7.1%**

NEGOTIABILITY

What you can negotiate

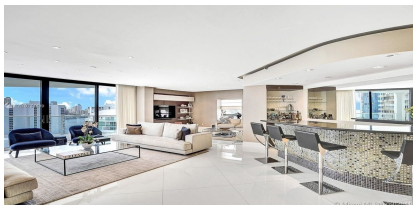


Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Marina Tower of Turnberry



\$1,600,000



UNIT 26DE

**SOLD** | JUN 2021



\$575,000



UNIT 12B

**SOLD** | MAY 2021

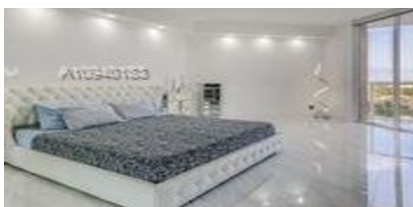


\$4,500



UNIT 3E

**RENTED** | MAY 2021



\$519,000



UNIT 12C

**SOLD** | APR 2021



\$575,000



UNIT 20-F

**SOLD** | JUN 2021



\$349,000



UNIT 5F

**SOLD** | JUL 2021

## Sold

LAST 20 PROPERTIES SOLD IN MARINA TOWER OF TURNBERRY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
26DE	\$1,600,000	4/5	\$333.3	4,800	Jun 2021	643
12B	\$575,000	2/3	\$243.6	2,360	May 2021	110
12C	\$519,000	2/2	\$286.7	1,810	Apr 2021	162
20-F	\$575,000	2/2	\$316.8	1,815	Mar 2021	116
5F	\$349,000	2/2	\$192.3	1,815	Mar 2021	106
23A	\$569,900	2/3	\$241.5	2,360	Jan 2021	131
22-A	\$549,000	2/3	\$232.6	2,360	Oct 2020	434
20-B	\$675,000	3/3	\$286.0	2,360	Oct 2020	108
23F	\$399,000	2/2	\$219.8	1,815	Sep 2020	334
12A	\$649,000	2/3	\$275.0	2,360	Feb 2020	180
6F	\$360,000	2/2	\$198.3	1,815	Oct 2019	104
12f	\$400,000	2/2	\$220.4	1,815	Apr 2019	100
24-E	\$799,000	3/3	\$338.6	2,360	Mar 2018	155
PH-AB	\$1,599,000	5/6	\$330.4	4,840	Feb 2018	180
21D	\$600,000	3/3	\$254.2	2,360	Oct 2017	27
3D-3E	\$567,900	5/4	\$122.7	4,630	Jun 2017	146
24C	\$349,000	2/2	\$192.8	1,810	May 2017	99
26AB	\$1,349,000	4/5	\$278.7	4,840	Mar 2017	194
26AB	\$1,349,000	4/6	\$278.7	4,840	Mar 2017	194
11E	\$599,900	2/2	\$254.2	2,360	Feb 2017	227

## Rented

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LAST 20 PROPERTIES RENTED IN MARINA TOWER OF TURNBERRY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3E	\$4,500	3/3	\$1.9	2,360	May 2021	7
16F	\$5,500	2/2	\$3.0	1,815	Dec 2020	67
15F	\$2,900	2/2	\$1.6	1,815	Sep 2020	122
12C	\$3,500	3/2	\$1.9	1,810	Apr 2020	40
20E	\$4,000	3/3	\$1.7	2,360	May 2019	37
3A	\$2,999	2/3	\$1.3	2,360	Jan 2018	247
15F	\$2,850	2/2	\$1.6	1,815	Sep 2017	60
5-F	\$2,300	2/2	\$1.3	1,815	Nov 2010	107
N/A	\$1,425	1/1	N/A	N/A	Oct 2010	53
N/A	\$2,400	2/2	\$1.3	1,810	Aug 2010	44

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
7C	\$560,000	2/2	\$309.4	1810	Sep 2021	N/A
11E	\$899,000	2/3	\$380.9	2360	Sep 2021	ERICKA V CA...
15D	\$499,000	2/3	\$211.4	2360	Sep 2021	MAURICE CA...