

Market Report

March, 2020



Delvista

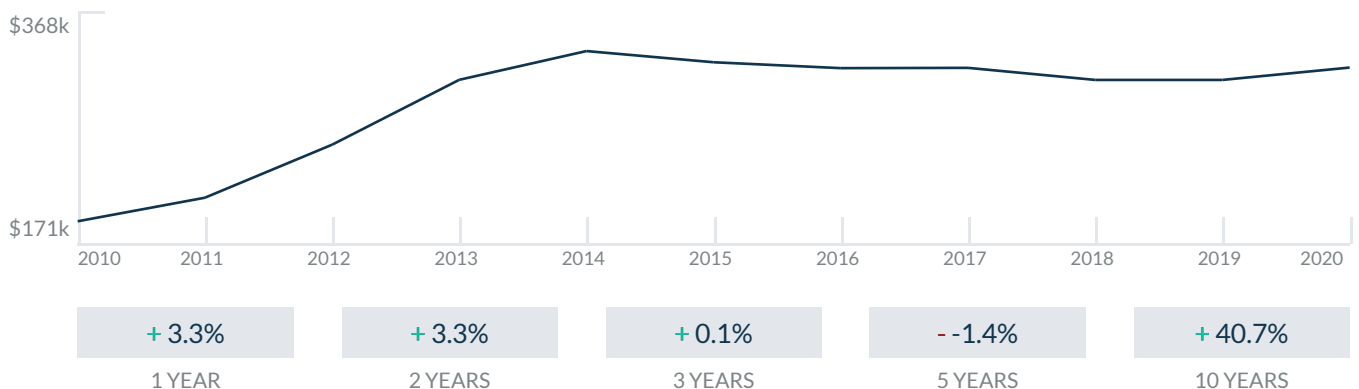
20225 NE 34th St
Miami, FL 33180

Every month we compile this comprehensive market report focus on Delvista 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 delvistacondosforsale.com.

Property Stats

POSTAL CODE 33180

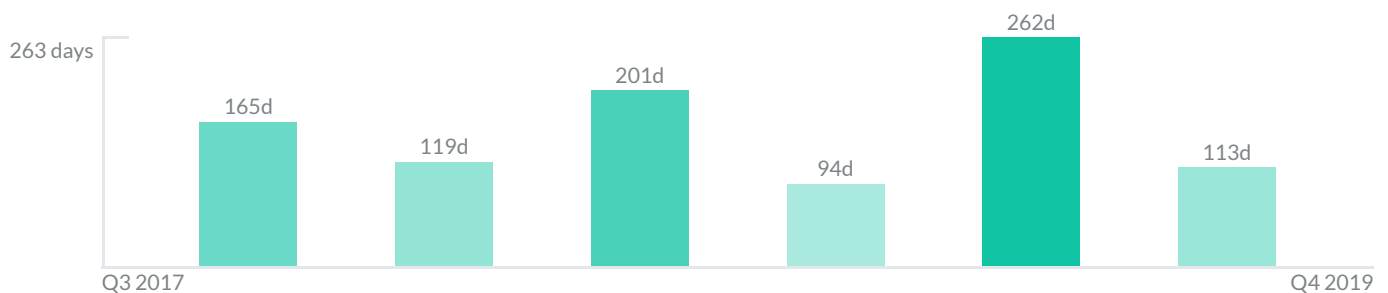
The property stats graph represents the median price evolution since ten years in your postal code area.



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 DELVISTA

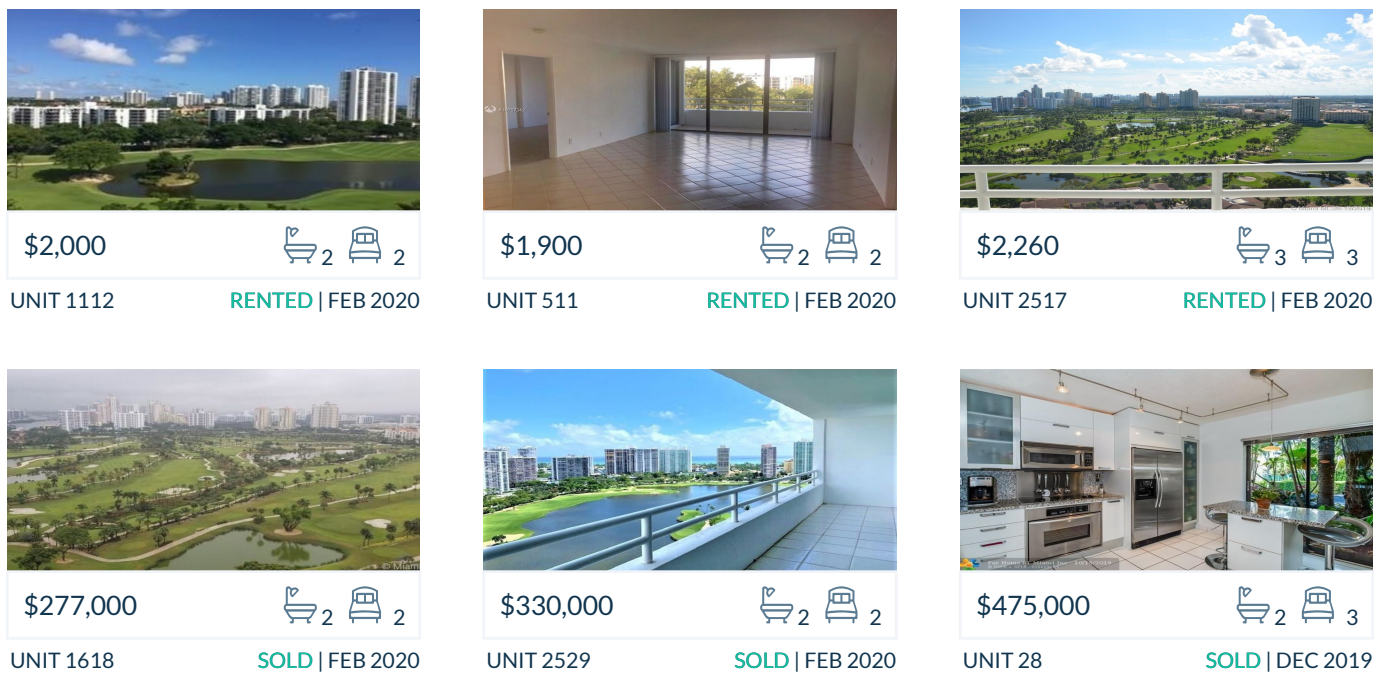
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Delvista



Sold

LAST 20 PROPERTIES SOLD IN DELVISTA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1618	\$277,000	2/2	\$224.7	1,233	Dec 2019	94
2529	\$330,000	2/2	\$269.4	1,225	Nov 2019	38
28	\$475,000	3/2	\$233.8	2,032	Nov 2019	208
1829	\$350,000	2/2	\$271.1	1,291	Sep 2019	455
13	\$390,000	3/3	\$241.2	1,617	Aug 2019	460
14	\$204,900	1/2	\$235.0	872	Aug 2019	13
67	\$395,000	2/3	\$281.3	1,404	Jul 2019	119
42	\$323,000	2/3	\$228.8	1,412	May 2019	128
2018	\$259,000	2/2	\$210.1	1,233	May 2019	21
713	\$250,000	2/2	\$199.2	1,255	Apr 2019	132
628	\$254,000	2/2	\$206.0	1,233	Feb 2018	201
212	\$229,500	2/2	\$209.8	1,094	Dec 2017	104
1517	\$330,000	3/3	\$228.2	1,446	Oct 2017	134
521	\$258,000	2/2	\$218.1	1,183	Aug 2017	165
822	\$226,600	2/2	\$207.1	1,094	Oct 2016	156
57	\$419,900	3/2	\$272.3	1,542	Sep 2016	144
324	\$185,400	2/2	\$172.1	1,077	Aug 2016	53
4	\$399,000	3/2	\$258.8	1,542	Aug 2016	190
1426	\$265,000	2/2	\$218.5	1,213	Jul 2016	137
428	\$229,900	2/2	\$186.5	1,233	Jan 2016	171

Rented

LAST 20 PROPERTIES RENTED IN DELVISTA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1112	\$2,000	2/2	\$1.8	1,112	Jan 2020	55
511	\$1,900	2/2	\$1.5	1,246	Jan 2020	83
2517	\$2,260	3/3	\$1.5	1,521	Dec 2019	8
2429	\$1,950	2/2	\$1.6	1,225	Nov 2019	59
824	\$2,200	2/2	\$2.0	1,077	Oct 2019	134
2226	\$1,950	2/2	\$1.6	1,213	Sep 2019	58
2313	\$2,100	2/2	\$1.8	1,158	Aug 2019	17
1828	\$1,850	2/2	\$1.5	1,233	Jul 2019	35
2117	\$2,500	3/3	\$1.6	1,525	Jul 2019	6
427	\$2,400	3/3	\$1.7	1,446	Jul 2019	62
2525	\$1,850	2/2	\$1.5	1,225	Jul 2019	174
924	\$1,900	2/2	\$1.8	1,077	Jul 2019	69
1915	\$1,950	2/2	\$1.6	1,223	Jun 2019	28
526	\$1,700	2/2	\$1.4	1,213	Feb 2018	213
812	\$1,800	2/2	\$1.6	1,094	Nov 2017	86
711	\$1,725	2/2	\$1.5	1,176	Oct 2017	71
1719	\$1,730	2/2	\$1.5	1,169	Aug 2017	34
15	\$1,275	1/1	\$1.5	872	Dec 2016	4
1115	\$1,800	2/2	\$1.5	1,223	Oct 2016	111
511	\$1,450	2/2	\$1.2	1,246	Jun 2012	43

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
15	\$230,000	1/1	\$263.8	872	Feb 2020	JENNY LUZ P...
214	\$1,550/mth	2/2	\$1.4	1077	Feb 2020	RAQUEL GORI...
313	\$219,700	1/2	\$222.8	986	Feb 2020	ROBERT A GU...
521	\$2,300/mth	2/2	\$1.9	1183	Feb 2020	N/A
525	\$350,000	2/2	\$286.2	1223	Feb 2020	JOSE P JIMEN...
526	\$255,000	2/2	\$210.2	1213	Feb 2020	N/A
927	\$355,000	3/3	\$233.4	1521	Feb 2020	SANTIAGO JU...
1211	\$299,000	2/2	\$252.7	1183	Feb 2020	PENNY KAHAN
1211	\$2,000/mth	2/2	\$1.7	1183	Feb 2020	PENNY KAHAN
1416	\$278,000	2/2	\$229.2	1213	Feb 2020	SIMON SENC...
1611	\$288,900	2/2	\$244.2	1183	Feb 2020	JACQUES C A...
1619	\$285,000	2/2	\$243.8	1169	Feb 2020	YONI D LELLO...
1719	\$1,800/mth	2/2	\$1.5	1169	Feb 2020	SONIA BEATR...
1819	\$279,000	2/2	N/A	N/A	Feb 2020	GIRGIS GIRGI...
2013	\$268,000	2/2	\$231.4	1158	Feb 2020	DAVID KEEN
2022	\$2,000/mth	2/2	\$1.8	1094	Feb 2020	PAOLA FRATTA
2028	\$2,300/mth	2/2	\$1.9	1233	Feb 2020	VIJAY NATHA...
2215	\$1,850/mth	2/2	\$1.5	1223	Feb 2020	XIAOQI GUAN...
2525	\$348,850	2/2	\$285.2	1223	Feb 2020	WALBER MO...
2728	\$839,000	3/5	N/A	N/A	Jan 2020	MARCOS EDU...