

CondoVulturesRealty.com Aventura Luxury Condo Market Sales Velocity Report As Of 11/26/2018

This Is A Snapshot Of The Luxury Condo Market In The City Of Aventura In The South Florida County Of Miami-Dade In 2018. Aventura Is Defined As The Broward County Line South To 163rd Street, And The Intracoastal Waterway West To Biscayne Boulevard. Luxury Condos Are Defined As Those Units With A Minimum Asking Price Of \$1 Million Each.

	Units	Average Price Per Unit	Average Price Per Square Foot	Days On Market
Current Active Listings	248	\$1,886,233	\$585	272
Current Pending Sales	8	\$1,475,000	\$484	82
First Nine Months Of 2018 Completed Sales (January Through September)	47	\$1,373,318	\$436	177
Active Listings v First Nine Months Of 2018 Completed Sales Spread		37.3%	34.2%	53.7%
Average Monthly Sales Completed In First Nine Months Of 2018	5.2			
Average Months Of Supply Currently Available	47.5			

Source: Southeast Florida MLS Matrix