

CondoVulturesRealty.com Aventura Residential Rental Market Velocity Report As Of 11/26/2018

This Is A Snapshot Of The Residential Rental 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. The Residential Property Types Tracked For This Chart Are Apartments, Condos, Efficiencies, Multifamily And Townhouses.

|   | Units | Median Price Per Unit Monthly | Median Price Per Square Foot Monthly | Median Days On Market |
|---|-------|-------------------------------|--------------------------------------|-----------------------|
| Current Active Rental Listings  | 690   | \$2,625                       | \$1.96                               | 63                    |
| Current Pending Rental Leases   | 162   | \$2,050                       | \$1.78                               | 53                    |
| First Nine Months Of 2018 Completed Rental Leases (January Through September) | 1,023 | \$2,000                       | \$1.75                               | 53                    |
| Active Listings v First Nine Months Of 2018 Completed Rental Leases Spread    |       | 31.3%                         | 12.0%                                | 18.9%                 |
| Average Monthly Rental Leases Completed In First Nine Months Of 2018          | 113.7 |                               |                                      |                       |
| Average Months Of Supply Currently Actively Listed                            | 6.1   |                               |                                      |                       |

Source: Southeast Florida MLS Matrix