

# Market Report

March, 2019



## 2399 Collins Avenue

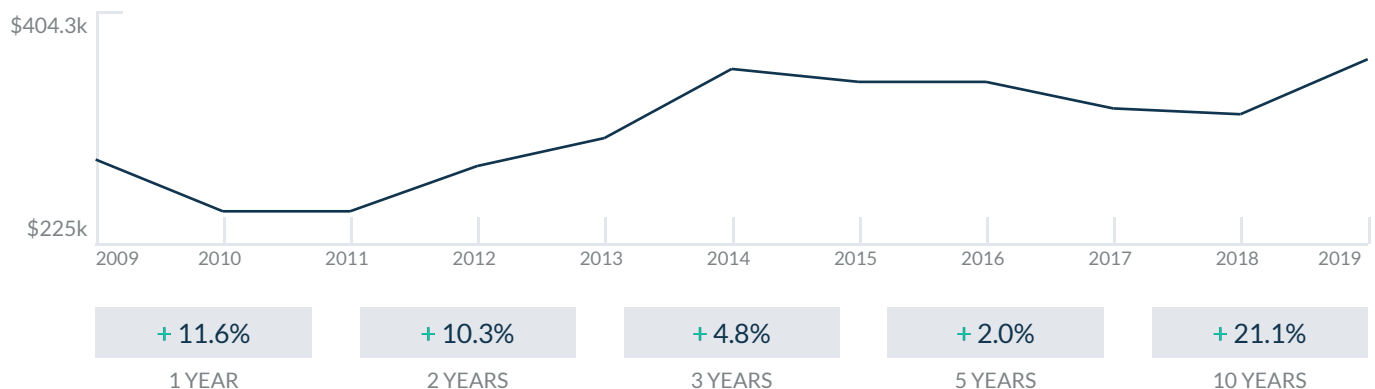
2399 Collins Av  
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on 2399 Collins Avenue in this convenient and easy to read format. Our data 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 [24thandcollins.com](http://24thandcollins.com).

## Property Stats

POSTAL CODE 33139

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!

1 days

# Mortgage Rates

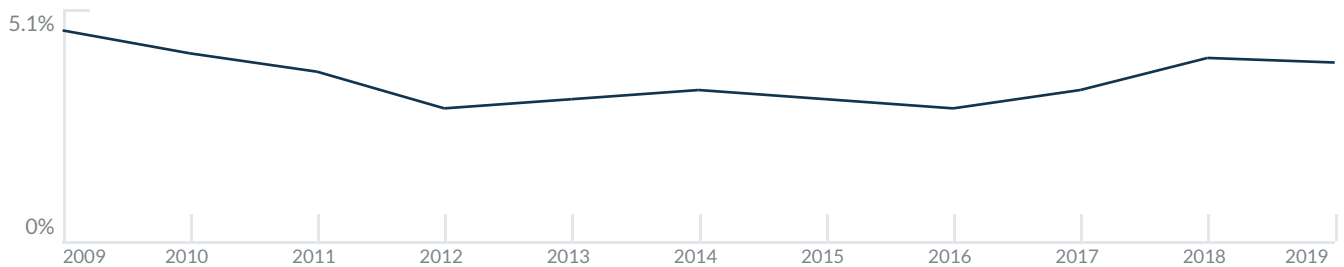
PER YEAR

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  
St Patrick Elementary School  
NR

MIDDLE SCHOOL  
Nautilus Middle School  
5/10

HIGH SCHOOL  
Miami Beach Senior High School  
5/10

# Insights

IN 2399 COLLINS AVENUE

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

**% to %**  
CAP RATE  
Yearly net income when rent

**0%**  
NEGOTIABILITY  
What you can negotiate

**0**  
AVAILABLE

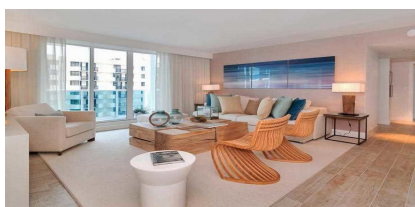
**0**  
SOLD

Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for 2399 Collins Avenue



\$19,000



UNIT 1407

RENTED | JUL 2015

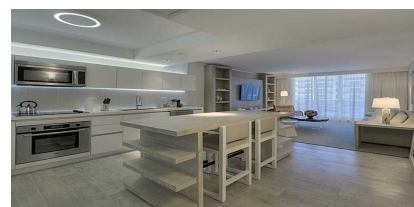


\$1,650,000



UNIT 1118

SOLD | MAY 2015

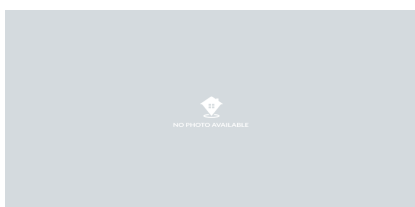


\$1,450,000



UNIT

SOLD | MAY 2015

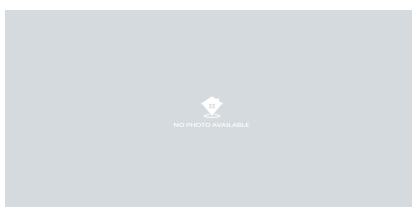


\$2,200



UNIT 906

RENTED | DEC 2017



\$2,500



UNIT 916

RENTED | DEC 2017

## Sold

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LAST 20 PROPERTIES SOLD IN 2399 COLLINS AVENUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1118	\$1,650,000	1/1	\$1,701.0	970	Sep 2015	95
N/A	\$1,450,000	1/1	\$1,399.6	1,036	Sep 2015	94

## Rented

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LAST 20 PROPERTIES RENTED IN 2399 COLLINS AVENUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1407	\$19,000	3/3	\$9.5	1,998	Oct 2015	75
906	\$2,200	1/1	\$2.3	948	Jan 2010	71
916	\$2,500	1/1	\$2.3	1,096	Jan 2010	51