

Market Report

September, 2020



2399 Collins Avenue

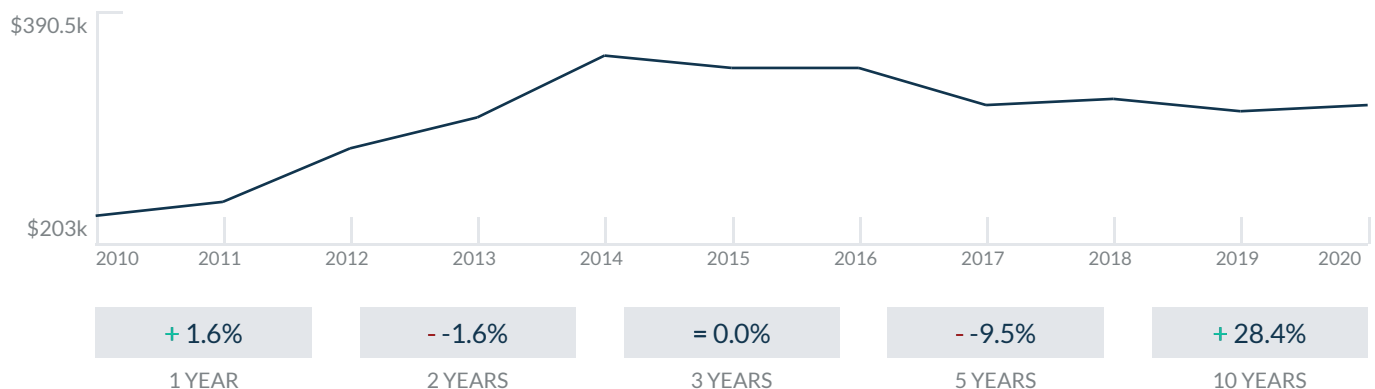
2399 Collins Av
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on 2399 Collins Avenue in this convenient and easy to read format. Our 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 24thandcollins.com.

Property Stats

POSTAL CODE 33139

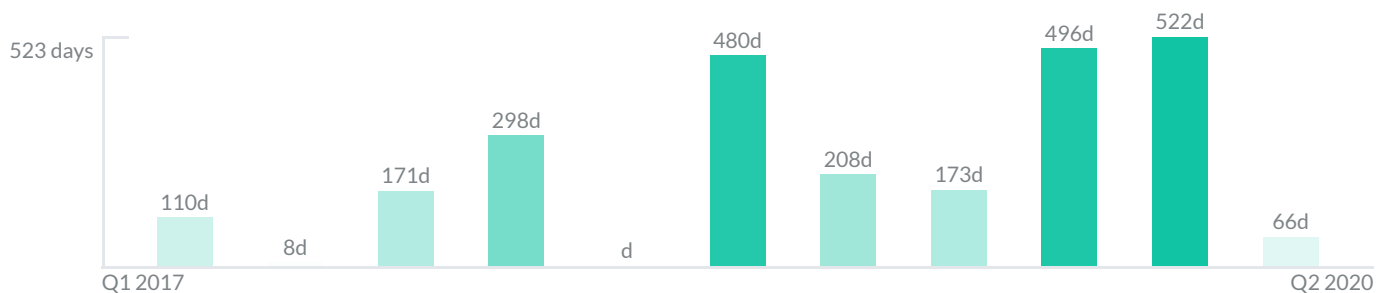
The property stats graph represents the median price evolution since ten years in your postal code area.



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!



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©

School Name	Rating
School For Advanced Studies	10/10
Walter De Hostos Youth Leadership Charter School	1/10
Artistic Culture Senior High School	10/10

Insights

IN 2399 COLLINS AVENUE

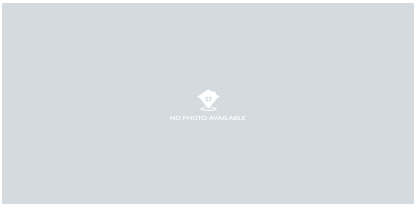
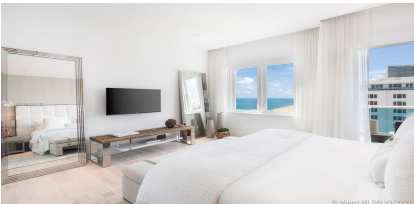

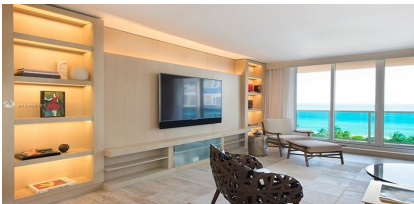


Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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

 <p>\$19,500</p> <p>UNIT 1004</p> <p>RENTED JUL 2020</p> <p>3 Bath 3 Bed</p>	 <p>\$4,700,000</p> <p>UNIT PH-1608</p> <p>SOLD JUL 2020</p> <p>3 Bath 3 Bed</p>	 <p>\$1,390,000</p> <p>UNIT 1113</p> <p>SOLD JUL 2020</p> <p>2 Bath 1 Bed</p>
 <p>\$2,795,000</p> <p>UNIT 922</p> <p>SOLD JUL 2020</p> <p>3 Bath 2 Bed</p>	 <p>\$2,875,000</p> <p>UNIT PH-1615</p> <p>SOLD JUL 2020</p> <p>2 Bath 2 Bed</p>	 <p>\$1,650,000</p> <p>UNIT 1216</p> <p>SOLD JUN 2020</p> <p>1 Bath 1 Bed</p>

Sold

LAST 20 PROPERTIES SOLD IN 2399 COLLINS AVENUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
PH-1...	\$4,700,000	3/3	\$2,464.6	1,907	May 2020	48
1113	\$1,390,000	1/2	\$1,433.0	970	Apr 2020	83
922	\$2,795,000	2/3	\$1,741.4	1,605	Feb 2020	522
PH-1...	\$2,875,000	2/2	\$1,697.2	1,694	Dec 2019	342
1216	\$1,650,000	1/1	\$1,753.5	941	Dec 2019	650
1219	\$3,475,000	3/3	\$1,780.2	1,952	Sep 2019	309
PH-1...	\$3,950,000	3/4	\$2,071.3	1,907	Aug 2019	36
1512	\$1,499,000	1/1	\$1,596.4	939	Jun 2019	50
PH16...	\$5,950,000	3/4	N/A	N/A	May 2019	262
910	\$1,250,000	1/2	\$1,399.8	893	Apr 2019	4
1444	\$3,795,000	3/3	\$2,088.6	1,817	Apr 2019	454
1210	\$1,399,000	1/2	\$1,566.6	893	Apr 2019	204
1244	\$3,875,000	3/3	\$2,297.0	1,687	Apr 2019	272
1018	\$1,550,000	1/2	\$1,735.7	893	Mar 2019	480
PH-1...	\$14,000,000	3/4	\$3,935.9	3,557	Sep 2018	N/A
PH17...	\$6,942,390	3/4	\$2,730.0	2,543	Mar 2018	371
1013	\$1,250,000	1/2	\$1,288.7	970	Feb 2018	426
PH16...	\$5,950,000	3/4	\$2,139.5	2,781	Jan 2018	98
1122	\$2,345,000	2/3	\$1,461.1	1,605	Sep 2017	171
1027	\$1,325,000	1/1	\$1,530.0	866	Jun 2017	8

Rented

LAST 20 PROPERTIES RENTED IN 2399 COLLINS AVENUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1004	\$19,500	3/3	\$10.7	1,827	Jun 2020	30
922	\$17,000	2/3	\$10.6	1,605	Mar 2017	269
1407	\$18,000	3/3	\$9.0	1,998	Dec 2016	98
1407	\$19,000	3/3	\$9.5	1,998	Oct 2015	75
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

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-1...	\$26,500/mth	4/5	\$9.5	2792	Jul 2020	N/A
PH-1...	\$16,750,000	4/6	\$4,235.1	3955	Aug 2020	N/A
PH-1...	\$4,495,000	2/3	\$2,097.5	2143	Jul 2020	2377 COLLINS...
PH-1...	\$6,175,000	3/4	\$2,690.6	2295	Jul 2020	2377 COLLINS...
PH-1...	\$3,900,000	2/3	\$2,238.8	1742	Jul 2020	N/A
PH-1...	\$4,300,000	2/2	\$2,740.6	1569	Jul 2020	N/A
904	\$20,000/mth	3/3	\$10.9	1827	Aug 2020	N/A
904	\$3,079,000	3/3	\$1,685.3	1827	Aug 2020	N/A
906	\$9,500/mth	1/2	\$10.6	893	Jul 2020	N/A
912	\$1,445,000	1/1	\$1,668.6	866	Jul 2020	ANDREW L ST...
914	\$9,500/mth	1/2	\$10.6	893	Jul 2020	CARL FREDER...
915	\$18,000/mth	2/3	\$11.5	1568	Aug 2020	MICHAEL F L...
945	\$8,500/mth	2/2	\$6.9	1239	Jul 2020	N/A
945	\$2,095,000	2/2	\$1,690.9	1239	Aug 2020	XERXES SOLI...
1006	\$9,500/mth	1/2	\$10.6	893	Jul 2020	N/A
1007	\$9,500/mth	1/2	\$10.8	879	Jun 2020	N/A
1009	\$9,400/mth	1/1	\$10.8	868	Jun 2020	FAZEEL SAMI...
1013	\$9,500/mth	1/2	\$10.6	893	Jul 2020	N/A
1045	\$1,999,998	2/2	N/A	N/A	Aug 2020	PATRICIA F B...
1106	\$10,000/mth	1/2	\$11.2	893	Jul 2020	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1107	\$21,000/mth	3/3	\$11.5	1834	Jul 2020	N/A
1108	\$9,500/mth	1/2	\$11.0	866	Jul 2020	N/A
1112	\$7,300/mth	1/1	\$7.8	941	Jul 2020	ANASTASIIA V...
1113	\$9,600/mth	1/2	\$10.8	893	Jul 2020	THOMAS E TU...
1120	\$14,800/mth	2/2	\$10.0	1481	Jul 2020	FRANCINE LIB...
1122	\$18,000/mth	2/3	\$12.2	1471	Aug 2020	N/A
1140	\$22,000/mth	3/3	\$9.9	2233	Jul 2020	N/A
1144	\$24,000/mth	3/3	\$14.2	1687	Jul 2020	Filip Amram
1145	\$12,500/mth	2/2	\$10.1	1239	Jul 2020	FRANCINE LIB...
1202	\$9,500/mth	1/2	\$9.2	1036	Jul 2020	LUNATICA 1 L...
1204	\$9,500/mth	1/2	\$10.1	939	Jul 2020	N/A
1208	\$10,000/mth	1/1	\$11.5	866	Jul 2020	
1216	\$10,000/mth	1/1	\$11.5	866	Aug 2020	N/A
1220	\$3,688,000	2/2	\$2,660.9	1386	Aug 2020	GINA LIN CHU
1221	\$9,100/mth	1/2	\$9.1	1000	Jul 2020	N/A
1227	\$9,100/mth	1/1	\$9.7	939	Jul 2020	N/A
1244	\$21,000/mth	3/3	\$11.6	1817	Jul 2020	N/A
1410	\$1,490,000	1/2	\$1,536.1	970	Jul 2020	
1410	\$9,700/mth	1/2	\$10.0	970	Jul 2020	
1415	\$21,500/mth	3/3	\$8.8	2434	Jul 2020	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1416	\$9,800/mth	1/1	\$10.4	939	Jul 2020	STEVEN SHAP...
1427	\$1,080,000	1/2	\$1,247.1	866	Aug 2020	XAVIER SUND...
1440	\$5,300,000	3/3	\$2,533.5	2092	Aug 2020	2377 COLLINS...
1520	\$15,000/mth	2/2	\$10.1	1481	Jun 2020	FRANCINE LIB...
1527	\$9,200/mth	1/1	\$9.8	939	Jul 2020	N/A
1540	\$22,000/mth	3/3	\$9.9	2233	Jul 2020	JONATHAN LI...