

# Market Report

November, 2020



## 2399 Collins Avenue

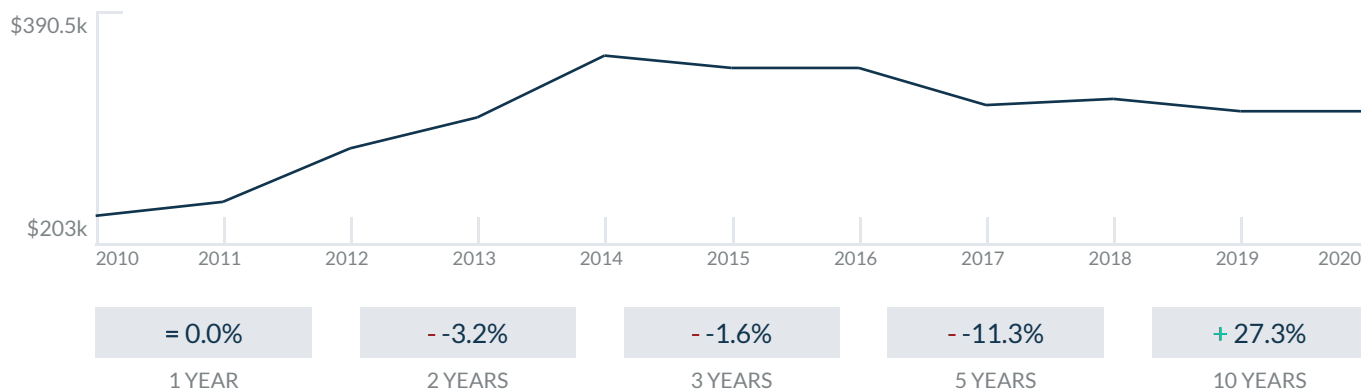
2399 Collins Av  
Miami Beach, FL 33139

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](http://24thandcollins.com).

## Property Stats

POSTAL CODE 33139

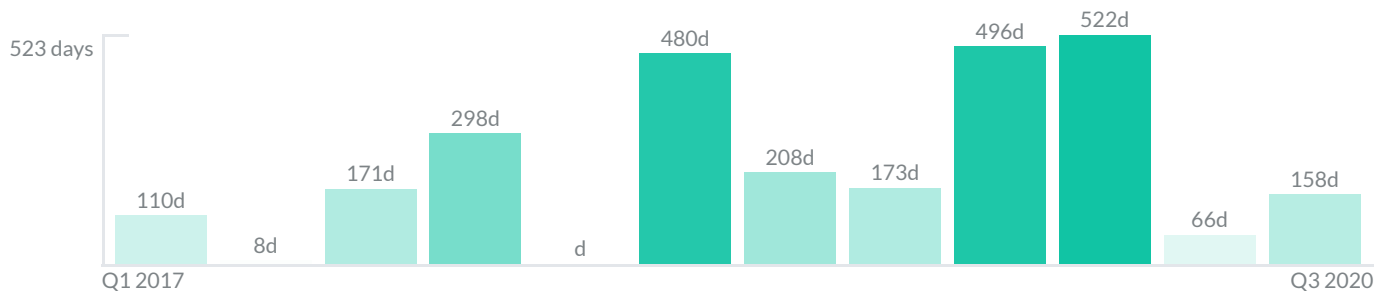
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!



# 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 United States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

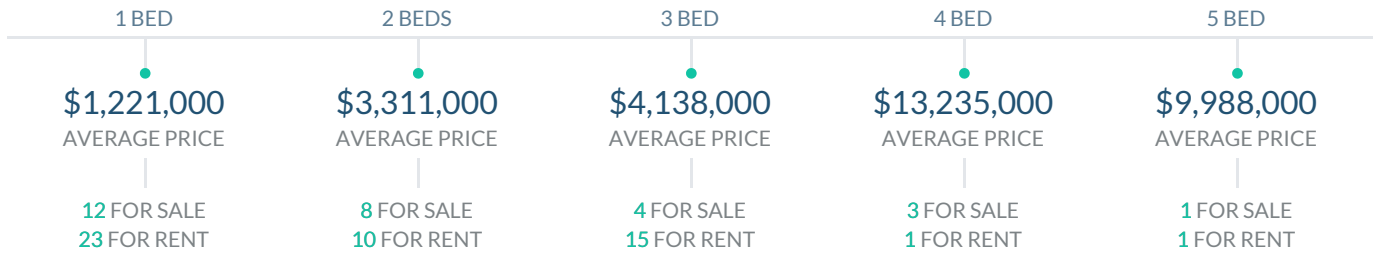
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

# Insights

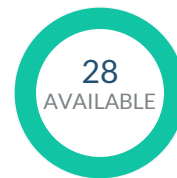
IN 2399 COLLINS AVENUE

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



-1.7% to 8.4%  
CAP RATE  
Yearly net income when rent

4.1%  
NEGOTIABILITY  
What you can negotiate



Sale within the last month

# Activity

SOLD OR RENTED

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



\$9,500



UNIT 914

RENTED | OCT 2020



\$9,500



UNIT 906

RENTED | OCT 2020

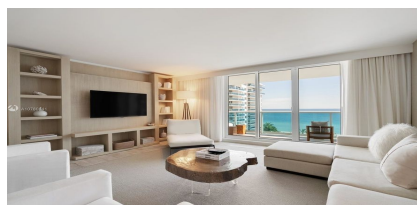


\$15,000



UNIT 1220

RENTED | OCT 2020



\$3,500,000



UNIT 1144

SOLD | SEP 2020

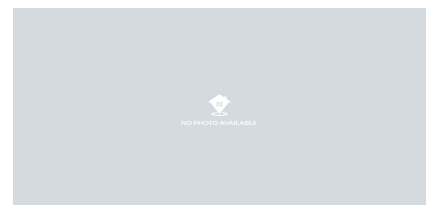


\$6,175,000



UNIT PH-1612

SOLD | SEP 2020



\$19,500



UNIT 1004

RENTED | JUL 2020

## Sold

LAST 20 PROPERTIES SOLD IN 2399 COLLINS AVENUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1144	\$3,500,000	3/3	\$2,074.7	1,687	Sep 2020	259
PH-1...	\$6,175,000	3/4	\$2,690.6	2,295	Sep 2020	57
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

## Rented

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LAST 20 PROPERTIES RENTED IN 2399 COLLINS AVENUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
914	\$9,500	1/2	\$10.6	893	Oct 2020	151
906	\$9,500	1/2	\$10.6	893	Oct 2020	76
1220	\$15,000	2/2	\$10.8	1,386	Oct 2020	21
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

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ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-1...	\$5,200,000	3/4	\$2,363.6	2200	Sep 2020	KLEBER FERR...
PH-1...	\$55,000/mth	4/5	\$19.7	2792	Sep 2020	N/A
PH-1...	\$27,000/mth	3/4	N/A	N/A	Sep 2020	PACHA ONE L...
PH-1...	\$16,750,000	4/6	\$4,235.1	3955	Sep 2020	N/A
PH-1...	\$4,495,000	2/3	\$2,097.5	2143	Sep 2020	2377 COLLINS...
PH-1...	\$3,800,000	2/3	\$2,181.4	1742	Oct 2020	N/A
PH-1...	\$4,300,000	2/2	\$2,740.6	1569	Sep 2020	N/A
PH-1...	\$9,987,900	5/5	\$3,577.3	2792	Sep 2020	N/A
PH-1...	\$11,477,600	4/5	\$4,474.7	2565	Sep 2020	N/A
PH-1...	\$11,477,600	4/5	\$4,110.9	2792	Sep 2020	N/A
PH-1...	\$45,000/mth	5/5	\$16.1	2792	Oct 2020	N/A
904	\$3,079,000	3/3	\$1,559.0	1975	Sep 2020	N/A
904	\$20,000/mth	3/3	\$10.9	1827	Oct 2020	N/A
904	\$3,079,000	3/3	\$1,685.3	1827	Sep 2020	N/A
906	\$10,000/mth	1/2	N/A	N/A	Sep 2020	N/A
906	\$10,000/mth	1/2	\$11.2	893	Sep 2020	N/A
906	\$15,000/mth	1/2	\$16.8	893	Oct 2020	N/A
912	\$1,445,000	1/1	\$1,668.6	866	Sep 2020	ANDREW L ST...
915	\$18,000/mth	2/3	\$11.5	1568	Oct 2020	MICHAEL F L...
919	\$24,000/mth	3/3	\$12.3	1952	Oct 2020	N/A

## Currently Listed

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ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
931	\$1,140,000	1/2	\$1,276.6	893	Sep 2020	RONALD LAT...
931	\$7,000/mth	1/2	\$7.8	893	Sep 2020	RONALD LAT...
944	\$10,000/mth	1/1	\$11.5	866	Oct 2020	Filip Amram
945	\$11,000/mth	2/2	\$8.9	1239	Sep 2020	N/A
945	\$2,095,000	2/2	\$1,690.9	1239	Sep 2020	XERXES SOLI...
1004	\$19,500/mth	3/3	\$10.7	1827	Oct 2020	N/A
1006	\$9,500/mth	1/2	\$10.6	893	Sep 2020	N/A
1007	\$9,500/mth	1/2	\$10.8	879	Sep 2020	N/A
1009	\$9,400/mth	1/1	\$10.8	868	Sep 2020	FAZEEL SAMI...
1012	\$1,385,000	1/1	\$1,471.8	941	Sep 2020	N/A
1013	\$9,500/mth	1/2	\$10.6	893	Sep 2020	N/A
1015	\$18,000/mth	2/3	\$11.5	1568	Oct 2020	N/A
1020	\$3,500,000	2/2	\$2,363.3	1481	Sep 2020	N/A
1045	\$1,999,998	2/2	N/A	N/A	Sep 2020	PATRICIA F B...
1106	\$10,000/mth	1/2	\$11.2	893	Oct 2020	N/A
1107	\$37,500/mth	3/3	\$20.4	1834	Sep 2020	N/A
1108	\$9,500/mth	1/2	\$11.0	866	Sep 2020	N/A
1112	\$7,300/mth	1/1	\$7.8	941	Sep 2020	ANASTASIIA V...
1113	\$9,600/mth	1/2	\$10.8	893	Sep 2020	THOMAS E TU...
1115	\$2,608,000	2/3	\$1,663.3	1568	Sep 2020	GENINHO TH...

## Currently Listed

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ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1120	\$35,000/mth	2/2	\$31.2	1123	Sep 2020	FRANCINE LIB...
1120	\$17,500/mth	2/2	\$12.6	1386	Oct 2020	ALAN 67 INC...
1121	\$1,275,000	1/1	\$1,434.2	889	Sep 2020	N/A
1122	\$18,000/mth	2/3	\$12.2	1471	Oct 2020	N/A
1127	\$1,128,000	1/1	\$1,302.5	866	Sep 2020	WAKANDA O...
1127	\$1,128,000	1/1	\$1,302.5	866	Oct 2020	WAKANDA O...
1140	\$40,000/mth	3/3	\$17.9	2233	Sep 2020	N/A
1144	\$24,000/mth	3/3	\$14.2	1687	Oct 2020	Filip Amram
1145	\$12,500/mth	2/2	\$10.1	1239	Sep 2020	FRANCINE LIB...
1202	\$9,500/mth	1/2	\$9.2	1036	Sep 2020	LUNATICA 1 L...
1204	\$9,500/mth	1/2	\$10.1	939	Sep 2020	N/A
1208	\$10,000/mth	1/1	\$11.5	866	Oct 2020	
1216	\$10,000/mth	1/1	\$11.5	866	Sep 2020	N/A
1216	\$11,500/mth	1/1	\$13.3	866	Oct 2020	N/A
1220	\$3,688,000	2/2	\$2,660.9	1386	Oct 2020	GINA LIN CHU
1221	\$9,100/mth	1/1	\$10.2	889	Sep 2020	N/A
1227	\$9,100/mth	1/1	\$9.7	939	Sep 2020	N/A
1244	\$37,500/mth	3/3	\$20.6	1817	Sep 2020	N/A
1407	\$18,000/mth	3/3	\$10.7	1675	Oct 2020	ANNA RITA M...
1408	\$1,350,000	1/1	\$1,558.9	866	Oct 2020	KEITH DIAMO...



## Currently Listed

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ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1410	\$1,490,000	1/2	\$1,536.1	970	Sep 2020	
1410	\$9,700/mth	1/2	\$10.0	970	Sep 2020	
1415	\$37,500/mth	3/3	\$15.4	2434	Sep 2020	N/A
1416	\$9,800/mth	1/1	\$10.4	939	Sep 2020	STEVEN SHAP...
1427	\$1,140,000	1/1	\$1,316.4	866	Sep 2020	XAVIER SUND...
1427	\$1,065,000	1/2	\$1,229.8	866	Oct 2020	XAVIER SUND...
1440	\$5,195,000	3/3	\$2,483.3	2092	Oct 2020	2377 COLLINS...
1440	\$38,000/mth	3/3	\$18.2	2092	Oct 2020	2377 COLLINS...
1440	\$24,000/mth	3/3	\$11.5	2092	Oct 2020	2377 COLLINS...
1445	\$13,000/mth	2/2	\$11.8	1104	Sep 2020	N/A
1445	\$15,000/mth	2/2	\$13.6	1104	Oct 2020	N/A
1520	\$35,000/mth	2/2	\$31.2	1123	Sep 2020	FRANCINE LIB...
1527	\$9,200/mth	1/1	\$9.8	939	Sep 2020	N/A
1531	\$1,059,000	1/2	\$1,185.9	893	Oct 2020	MAURO PIRES
1531	\$1,049,000	1/2	\$1,174.7	893	Oct 2020	MAURO PIRES
1540	\$40,000/mth	3/3	\$17.9	2233	Sep 2020	JONATHAN LI...
1544	\$25,000/mth	3/3	N/A	N/A	Sep 2020	ANTONIO D L...
1544	\$24,000/mth	3/3	\$14.2	1687	Oct 2020	ANTONIO D L...