

Market Report

July, 2021



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

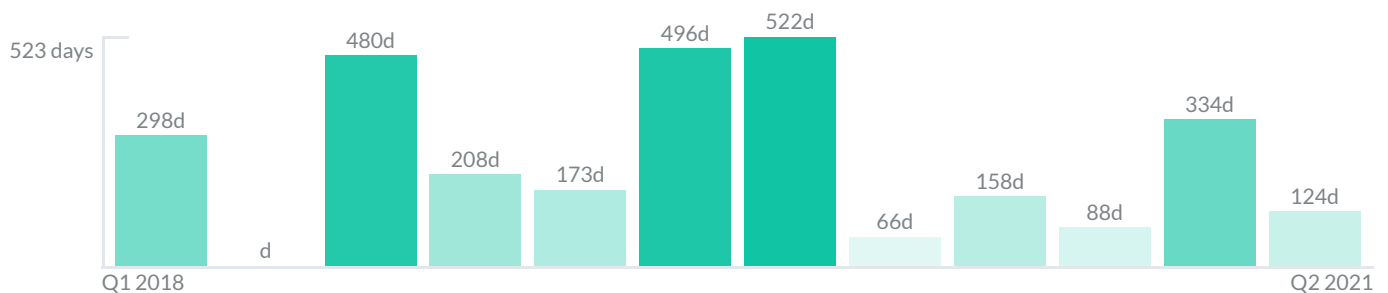
The property stats graph represents the median price evolution since ten years in your postal code area.



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

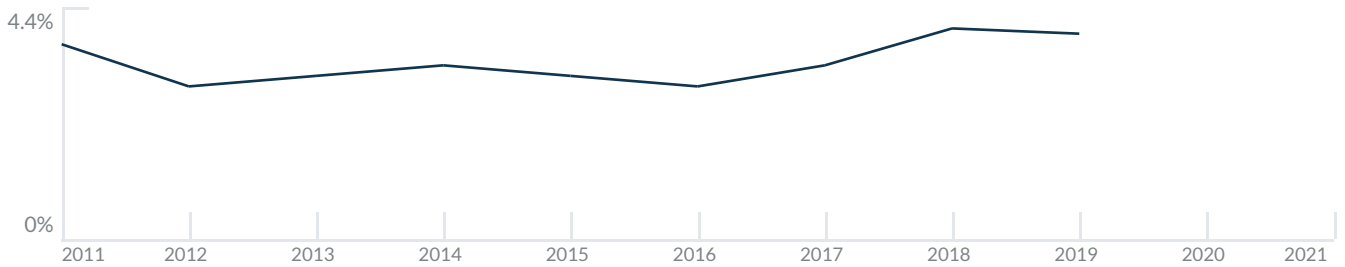
PER YEAR

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©

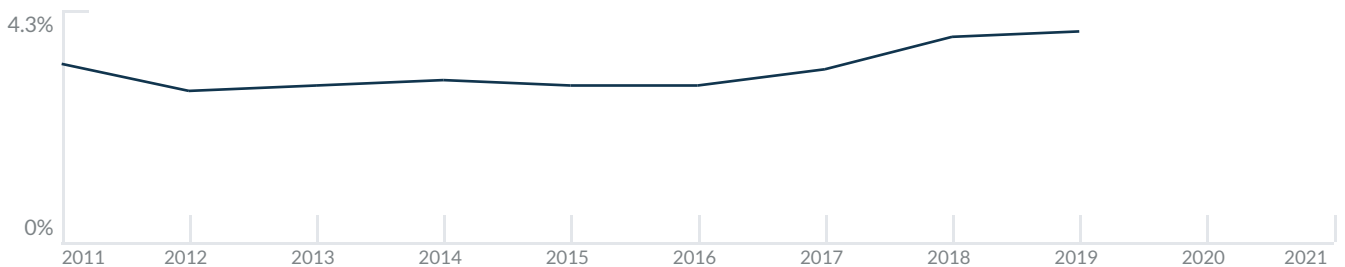
30 YEARS FIXED 4.4%



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 TYPE	SCHOOL NAME	RATING
ELEMENTARY SCHOOL	School For Advanced Studies	10/10
MIDDLE SCHOOL	De Hostos Youth Leadership Charter School	1/10
HIGH SCHOOL	Artistic Culture Senior High School	10/10

Insights

IN 2399 COLLINS AVENUE

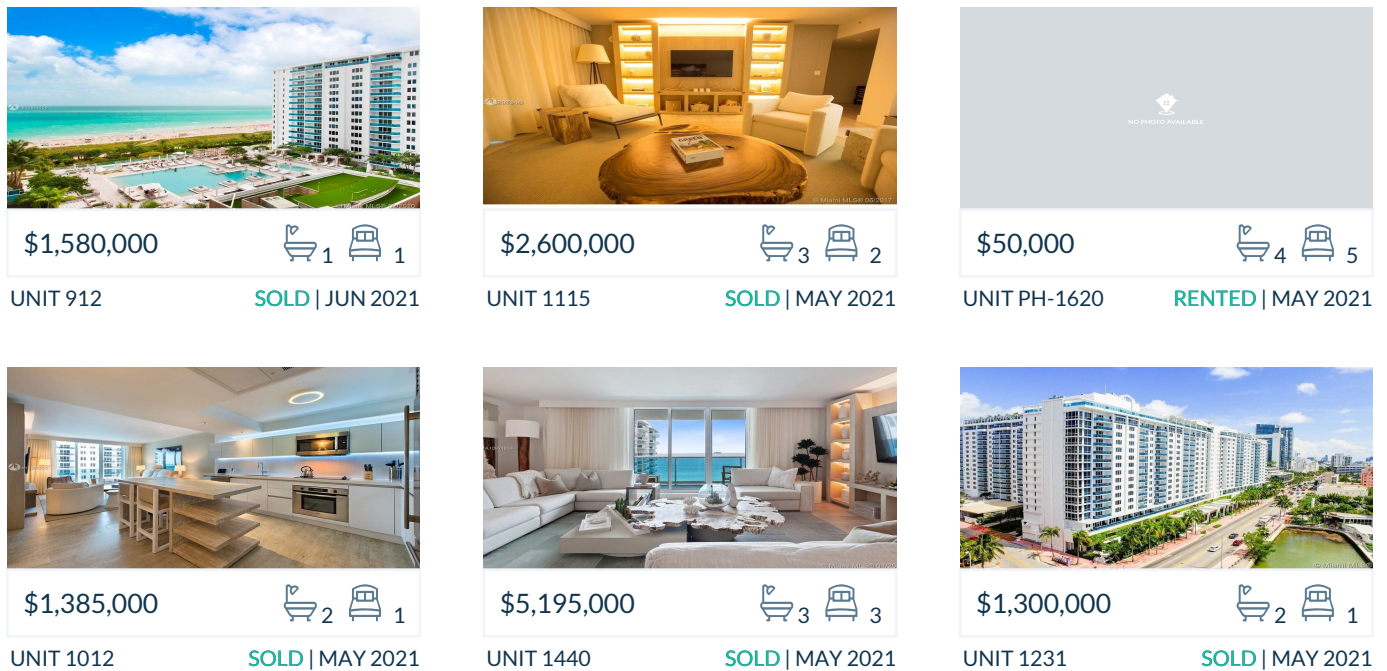
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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



Sold

LAST 20 PROPERTIES SOLD IN 2399 COLLINS AVENUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
912	\$1,580,000	1/1	\$1,824.5	866	Jun 2021	359
1115	\$2,600,000	2/3	\$1,658.2	1,568	May 2021	52
1012	\$1,385,000	1/2	\$1,599.3	866	May 2021	90
1440	\$5,195,000	3/3	\$2,483.3	2,092	Apr 2021	98
1231	\$1,300,000	1/2	\$1,455.8	893	Apr 2021	7
1045	\$1,958,000	2/2	\$1,743.5	1,123	Apr 2021	264
1020	\$3,999,999	2/2	\$2,700.9	1,481	Apr 2021	119
1127	\$1,250,000	1/1	\$1,331.2	939	Apr 2021	1
1408	\$1,350,000	1/1	\$1,558.9	866	Mar 2021	830
PH-1...	\$3,800,000	2/3	\$2,181.4	1,742	Mar 2021	213
1220	\$3,688,000	2/2	\$2,660.9	1,386	Mar 2021	172
931	\$1,140,000	1/2	\$1,276.6	893	Feb 2021	395
1410	\$1,490,000	1/2	\$1,668.5	893	Feb 2021	330
1127	\$1,128,000	1/1	\$1,302.5	866	Jan 2021	65
1111	\$1,350,000	1/1	\$1,555.3	868	Dec 2020	32
1121	\$1,275,000	1/1	\$1,434.2	889	Dec 2020	37
1427	\$1,065,000	1/2	\$1,229.8	866	Dec 2020	264
1531	\$1,049,000	1/2	\$1,174.7	893	Dec 2020	18
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

Rented

LAST 20 PROPERTIES RENTED IN 2399 COLLINS AVENUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
PH-1...	\$50,000	5/4	\$19.5	2,561	May 2021	N/A
PH-1...	\$45,000	5/5	\$16.1	2,792	Dec 2020	63
1004	\$19,500	3/3	\$10.7	1,827	Nov 2020	48
931	\$7,000	1/2	\$7.8	893	Nov 2020	53
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

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-1...	\$6,675,000	3/4	\$2,639.4	2529	Jun 2021	N/A
PH-1...	\$9,570,000	4/5	\$3,731.0	2565	May 2021	N/A
PH-1...	\$55,000/mth	4/5	\$21.4	2565	Jun 2021	N/A
PH-1...	\$48,000/mth	3/3	\$27.6	1736	Jun 2021	PACHA ONE L...
PH-1...	\$50,000/mth	5/5	\$19.5	2561	May 2021	N/A
PH-1...	\$9,987,900	5/5	\$3,577.3	2792	Jun 2021	N/A
PH-1...	\$40,000/mth	3/3	\$23.0	1742	Jun 2021	N/A
904	\$30,000/mth	3/3	\$16.4	1827	Jun 2021	N/A
904	\$4,000,000	3/3	\$2,189.4	1827	Apr 2021	N/A
906	\$9,000/mth	1/2	\$10.1	893	Jun 2021	N/A
915	\$25,000/mth	2/3	\$15.9	1568	Jun 2021	MICHAEL F L...
919	\$35,000/mth	3/3	\$17.9	1952	Feb 2021	N/A
944	\$12,500/mth	1/1	\$14.4	866	Jun 2021	Filip Amram
944	\$2,000,000	1/2	\$2,309.5	866	May 2021	Filip Amram
945	\$1,975,000	2/2	\$1,758.7	1123	Jan 2021	XERXES SOLI...
945	\$35,000/mth	2/2	\$31.2	1123	May 2021	XERXES SOLI...
1004	\$31,000/mth	3/3	\$17.0	1827	Jun 2021	N/A
1006	\$19,000/mth	1/2	\$21.3	893	Jun 2021	N/A
1009	\$19,000/mth	1/2	\$24.2	785	Jun 2021	FAZEEL SAMI...
1013	\$19,000/mth	1/2	\$21.3	893	Jan 2021	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1015	\$25,000/mth	2/3	\$15.9	1568	Jun 2021	N/A
1016	\$2,500,000	1/2	\$2,662.4	939	Apr 2021	N/A
1044	\$4,200,000	3/3	N/A	N/A	May 2021	KOHHANN YEE
1045	\$12,500/mth	2/2	\$11.1	1123	Jun 2021	PATRICIA F B...
1106	\$12,500/mth	1/2	\$14.0	893	Jun 2021	N/A
1107	\$43,500/mth	3/3	\$26.0	1675	Jun 2021	N/A
1108	\$19,000/mth	1/2	\$21.9	866	Jun 2021	N/A
1113	\$1,820,000	1/2	\$2,038.1	893	Jun 2021	THOMAS E TU...
1115	\$17,500/mth	2/3	\$11.2	1568	Jun 2021	GENINHO TH...
1119	\$30,000/mth	3/3	\$14.1	2122	Jun 2021	SCOTT GAYN...
1120	\$30,000/mth	2/2	\$21.6	1386	Feb 2021	ALAN 67 INC...
1121	\$18,000/mth	1/2	\$20.2	889	May 2021	N/A
1122	\$25,000/mth	2/3	\$17.0	1471	Jun 2021	N/A
1140	\$45,000/mth	3/3	\$21.5	2092	May 2021	GINA J ARGE...
1144	\$35,000/mth	3/3	\$20.7	1687	Jun 2021	Filip Amram
1145	\$35,000/mth	2/2	\$31.2	1123	Jun 2021	FRANCINE LIB...
1202	\$19,800/mth	1/1	\$21.0	944	May 2021	LUNATICA 1 L...
1204	\$19,800/mth	1/1	\$22.9	866	May 2021	N/A
1208	\$12,500/mth	1/1	\$14.4	866	Jun 2021	
1216	\$14,500/mth	1/1	\$16.7	866	May 2021	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1220	\$30,000/mth	2/2	\$21.6	1386	Apr 2021	GINA LIN CHU
1221	\$1,800,000	1/1	\$2,024.7	889	Jun 2021	N/A
1221	\$18,000/mth	1/2	\$20.2	889	Jun 2021	N/A
1222	\$2,825,000	2/3	\$1,920.5	1471	Jun 2021	ANDREA DE A...
1227	\$18,000/mth	1/2	\$20.8	866	Jun 2021	N/A
1227	\$1,500,000	1/1	\$1,732.1	866	May 2021	N/A
1244	\$43,500/mth	3/3	\$25.8	1687	May 2021	UNIT 1244 MI...
1410	\$20,000/mth	1/2	\$22.4	893	Jun 2021	
1412	\$1,850,000	1/2	\$2,136.3	866	May 2021	JOACHIM HE...
1415	\$45,000/mth	3/3	\$19.9	2261	Jun 2021	N/A
1445	\$20,000/mth	2/2	\$18.1	1104	Jun 2021	N/A
1519	\$6,600,000	3/3	\$3,381.1	1952	May 2021	THOMAS E TU...
1519	\$50,000/mth	3/3	\$25.6	1952	Jun 2021	THOMAS E TU...
1520	\$4,750,000	2/2	\$3,427.1	1386	May 2021	BLUE WATER...
1527	\$18,000/mth	1/2	\$20.8	866	Jun 2021	N/A
1531	\$9,000/mth	1/2	\$10.1	893	Jun 2021	MAURO PIRES
1540	\$45,000/mth	3/3	\$21.5	2092	May 2021	JONATHAN LI...
1544	\$35,000/mth	3/3	\$20.7	1687	Feb 2021	ANTONIO D L...