

Market Report

October, 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

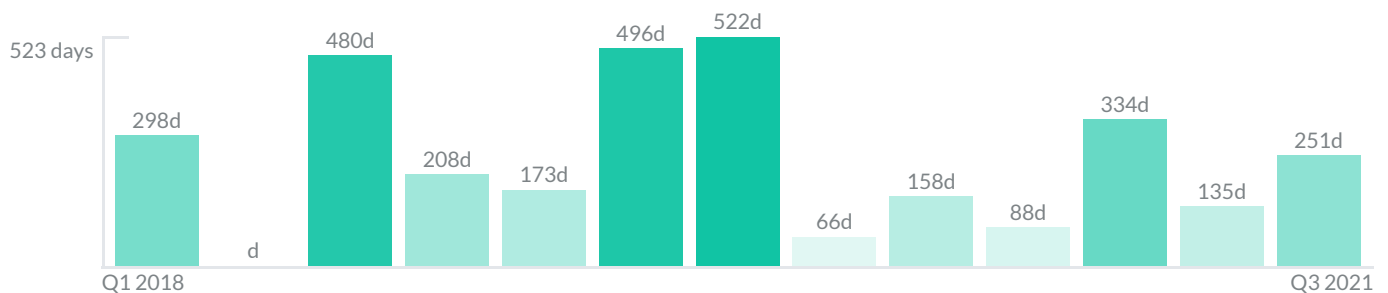
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

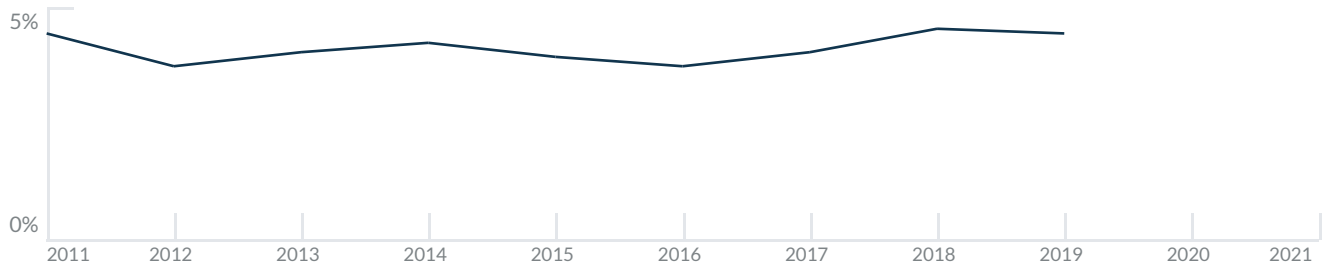


Mortgage Rates

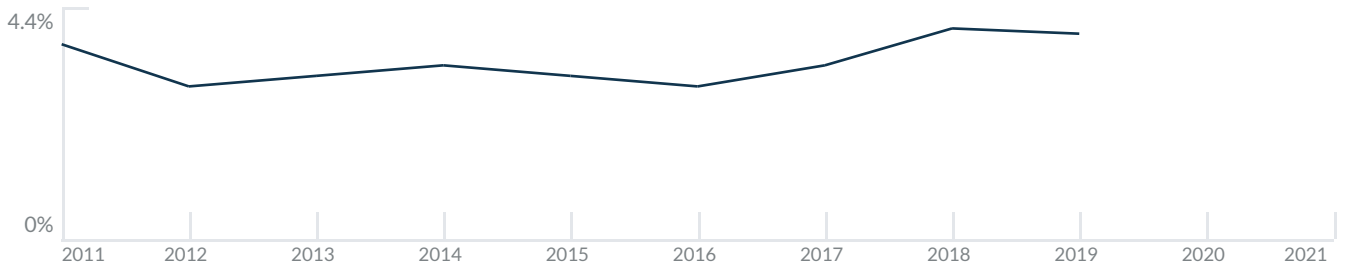
PER YEAR

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©

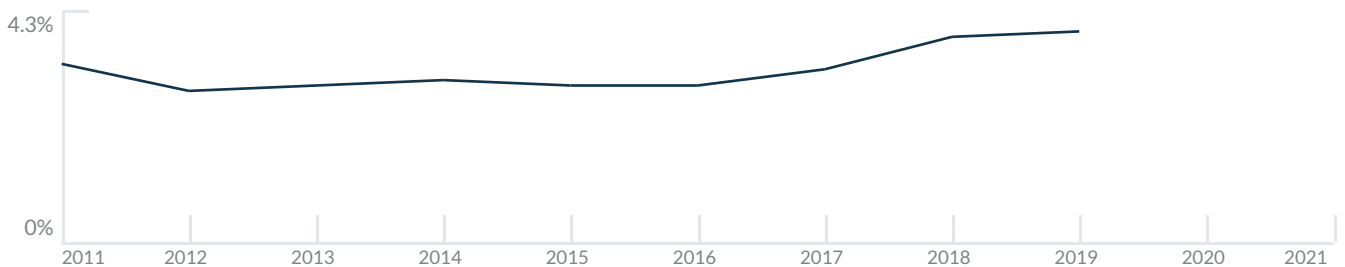
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

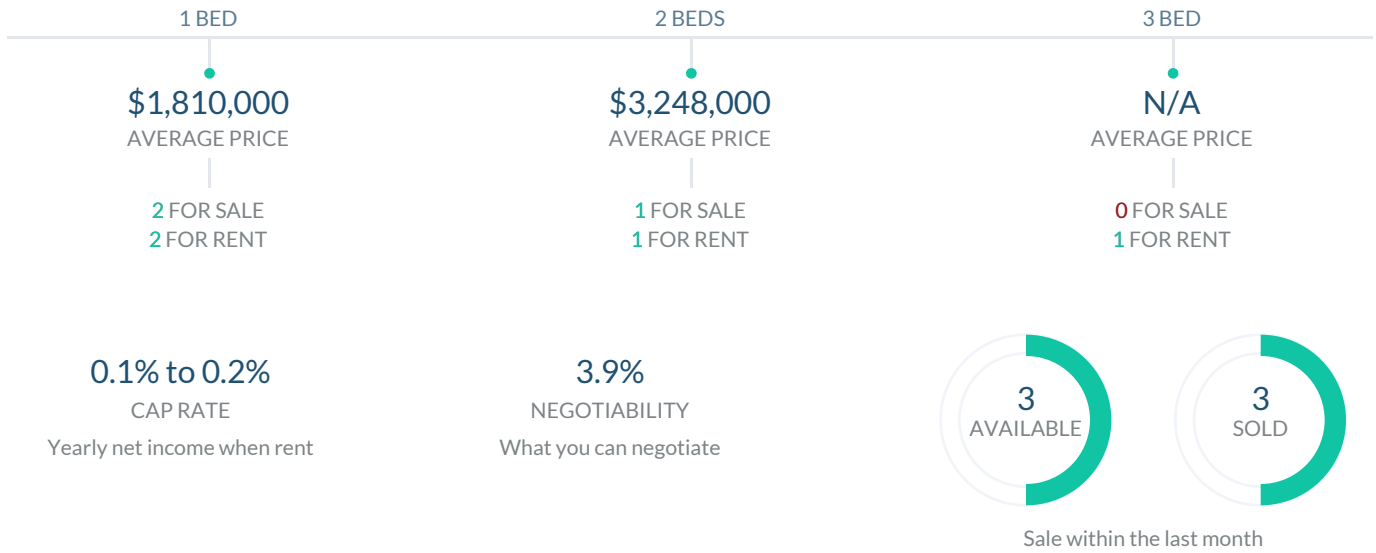
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

Insights

IN 2399 COLLINS AVENUE

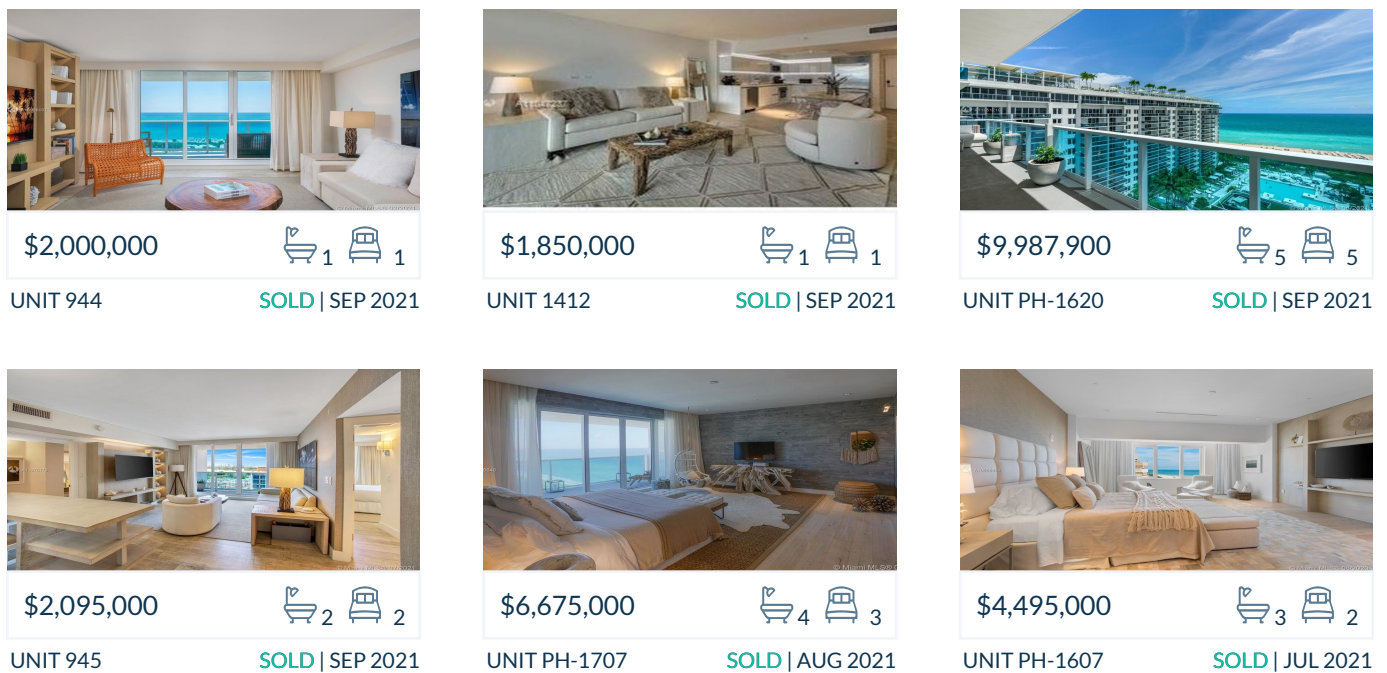
Below the average listing prices of available unit per property type.



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
944	\$2,000,000	1/1	\$2,309.5	866	Sep 2021	218
1412	\$1,850,000	1/1	\$2,136.3	866	Sep 2021	111
PH-1...	\$9,987,900	5/5	\$3,577.3	2,792	Sep 2021	76
945	\$2,095,000	2/2	\$1,690.9	1,239	Aug 2021	3
PH-1...	\$6,675,000	3/4	\$2,639.4	2,529	Jul 2021	112
PH-1...	\$4,495,000	2/3	\$2,097.5	2,143	Jul 2021	353
1222	\$2,825,000	2/3	\$1,920.5	1,471	Jul 2021	32
PH-1...	\$4,999,900	3/4	\$2,272.7	2,200	Jul 2021	1105
PH-1...	\$3,790,000	2/2	\$2,415.6	1,569	Jun 2021	330
1009	\$1,500,000	1/1	\$1,910.8	785	Jun 2021	32
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

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 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
944	\$12,500/mth	1/1	\$14.4	866	Sep 2021	Filip Amram
1004	\$27,500/mth	3/3	\$15.1	1827	Sep 2021	N/A
1006	\$19,000/mth	1/2	\$21.3	893	Sep 2021	N/A
1113	\$1,820,000	1/2	\$2,038.1	893	Sep 2021	THOMAS E TU...
1221	\$1,800,000	1/1	\$2,024.7	889	Sep 2021	N/A
1222	\$3,248,000	2/3	\$2,208.0	1471	Sep 2021	ANDREA DE A...
1222	\$32,500/mth	2/3	\$22.1	1471	Sep 2021	ANDREA DE A...