

# Market Report

May, 2019



## Spiaggia Ocean

9499 Collins Ave  
Surfside, FL 33154

Every month we compile this comprehensive market report focus on Spiaggia Ocean 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 [spiaggiaceancondosforsale.com](http://spiaggiaceancondosforsale.com).

## Property Stats

POSTAL CODE 33154

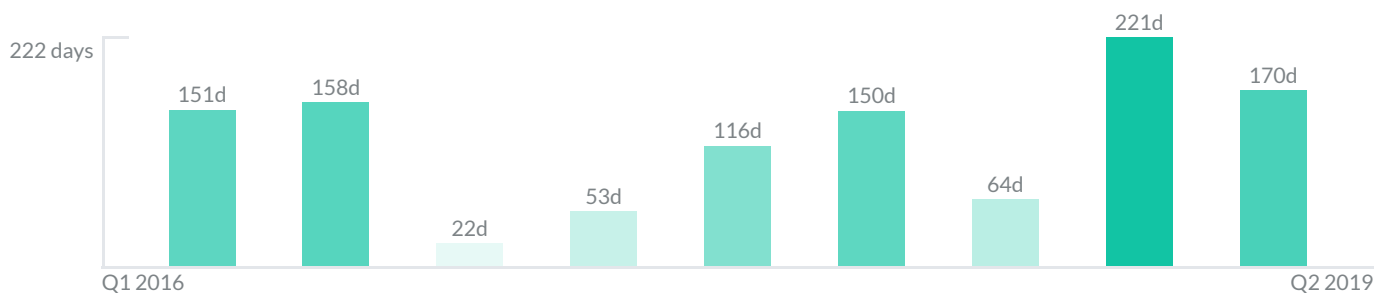
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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
Aventura City Of Excellence School	Aspirra Raul Arnaldo Martinez Charter School	North Miami Senior High School
10/10	2/10	3/10

# Insights

IN SPIAGGIA OCEAN

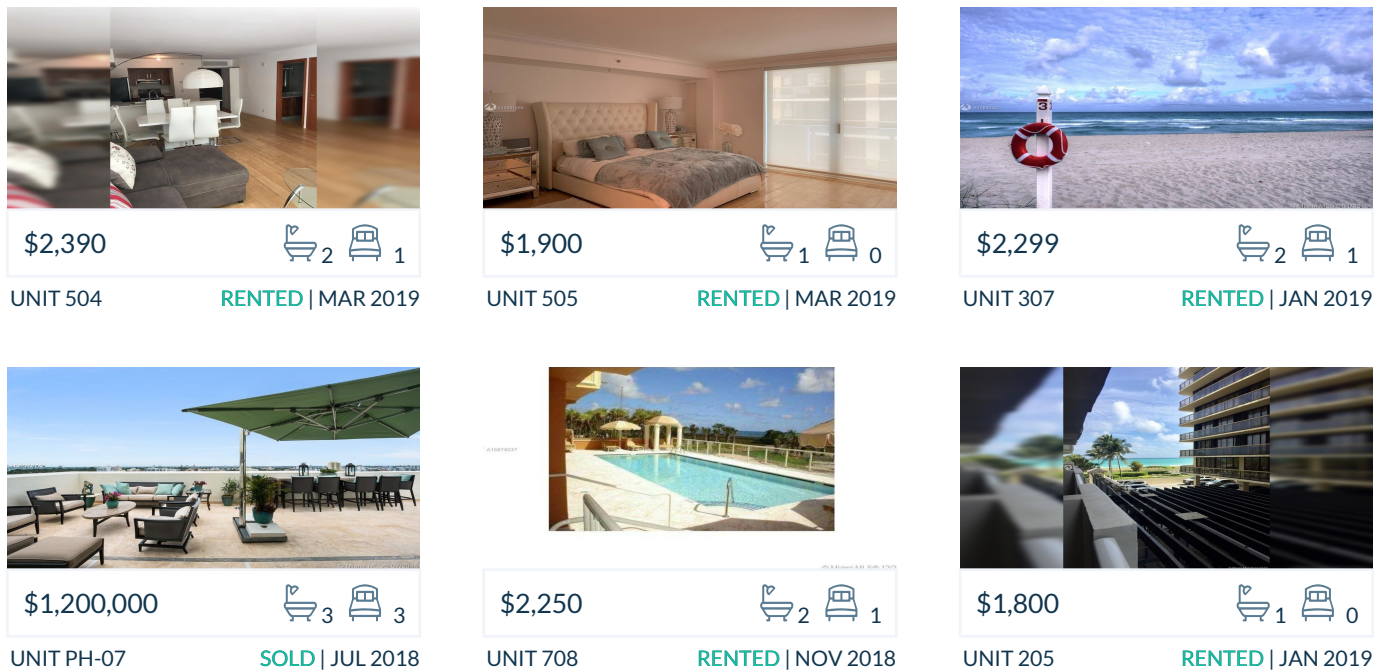
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Spiaggia Ocean



## Sold

LAST 20 PROPERTIES SOLD IN SPIAGGIA OCEAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
PH-07	\$1,200,000	3/3	\$499.2	2,404	Apr 2019	170
PH-05	\$1,449,000	4/4	\$503.5	2,878	Jan 2019	221
204	\$409,000	1/2	\$447.0	915	Jan 2019	N/A
806	\$645,000	3/2	\$465.0	1,387	Oct 2018	64
909	\$425,000	1/2	\$458.5	927	Mar 2018	253
211	\$375,000	1/2	\$405.8	924	Jan 2018	47
907	\$434,000	1/2	\$468.2	927	Nov 2017	116
206	\$375,000	1/2	\$404.5	927	Mar 2017	53
1003	\$450,000	1/2	\$452.7	994	Nov 2016	27
N/A	\$495,000	2/2	N/A	N/A	Nov 2016	17
611	\$469,000	1/2	\$507.6	924	May 2016	172
1011	\$482,000	2/2	\$521.6	924	May 2016	48
209	\$399,000	1/2	\$430.4	927	May 2016	101
1006	\$799,000	2/2	\$576.1	1,387	Apr 2016	311
PH-05	\$1,100,000	4/4	\$382.2	2,878	Feb 2016	267
707	\$425,000	2/2	\$458.5	927	Feb 2016	59
711	\$365,500	1/2	\$395.6	924	Jan 2016	128
505	\$328,888	0/1	\$469.8	700	Dec 2015	510
308	\$399,900	2/2	\$431.4	927	Oct 2015	51
608	\$414,500	1/2	\$447.1	927	Sep 2015	69

## Rented

LAST 20 PROPERTIES RENTED IN SPIAGGIA OCEAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
307	\$2,299	1/2	\$2.5	927	Apr 2019	83
708	\$2,250	1/2	\$2.4	927	Apr 2019	84
205	\$1,800	0/1	\$3.0	601	Mar 2019	22
1007	\$2,100	1/2	\$2.3	927	Nov 2018	179
711	\$2,150	1/2	\$2.3	924	Nov 2018	8
508	\$2,100	1/2	\$2.3	927	Oct 2018	168
PH-01	\$10,900	4/4	\$3.8	2,838	Oct 2018	53
808	\$2,700	2/2	\$2.1	1,266	Oct 2018	53
208	\$2,300	2/2	\$2.5	927	Sep 2018	34
1004	\$2,400	2/2	\$2.6	914	Aug 2018	106
706	\$2,400	2/2	\$2.6	927	Aug 2018	86
1005	\$1,600	0/1	\$2.3	710	Jul 2018	63
304	\$2,100	1/2	\$2.3	915	Jun 2018	127
603	\$2,300	2/2	\$2.3	994	May 2018	86
904	\$2,500	1/2	\$2.7	915	Apr 2018	304
310	\$1,650	1/1	\$2.0	809	Apr 2018	110
608	\$2,460	2/2	\$2.7	927	Feb 2018	130
611	\$1,990	2/2	\$2.2	924	Nov 2017	37
606	\$2,600	1/2	\$2.8	927	Oct 2017	80
805	\$1,400	0/1	\$2.3	601	Sep 2017	44

## Currently Listed

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ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-02	\$2,495,000	4/4	\$879.1	2838	Feb 2019	N/A
PH-02	\$7,900/mth	4/4	\$2.8	2838	Apr 2019	N/A
210	\$2,100/mth	1/1	\$2.6	809	Mar 2019	N/A
308	\$425,000	2/2	\$458.5	927	Apr 2019	N/A
405	\$1,500/mth	0/1	\$2.5	601	Nov 2018	N/A
502	\$5,200/mth	3/3	\$3.3	1557	Sep 2018	N/A
508	\$2,400/mth	1/2	\$2.6	927	May 2019	N/A
508	\$449,000	1/2	\$484.4	927	May 2019	N/A
510	\$410,000	1/1	N/A	N/A	Feb 2019	N/A
603	\$2,400/mth	2/2	\$2.4	994	Mar 2019	N/A
609	\$425,000	1/2	\$458.5	927	May 2019	N/A
611	\$2,250/mth	2/2	\$2.4	924	Mar 2019	N/A
702	\$1,290,000	3/3	\$828.5	1557	Apr 2019	N/A
704	\$480,000	1/2	\$524.6	915	Oct 2018	N/A
705	\$305,000	0/1	\$507.5	601	Feb 2016	N/A
809	\$3,200/mth	2/2	\$3.5	927	Apr 2019	N/A
905	\$1,750/mth	0/1	\$2.9	601	Mar 2019	N/A
906	\$4,000/mth	3/2	\$2.9	1387	Oct 2018	N/A
911	\$2,850/mth	2/2	\$3.1	924	Nov 2017	DANIEL ALLO...
911	\$489,999	1/2	\$530.3	924	Jan 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1001	\$6,500/mth	3/3	\$4.2	1557	Feb 2019	N/A
1004	\$2,500/mth	2/2	\$2.7	914	Apr 2019	N/A
1005	\$279,900	0/1	\$465.7	601	Jan 2019	N/A