



## Spiaggia Ocean

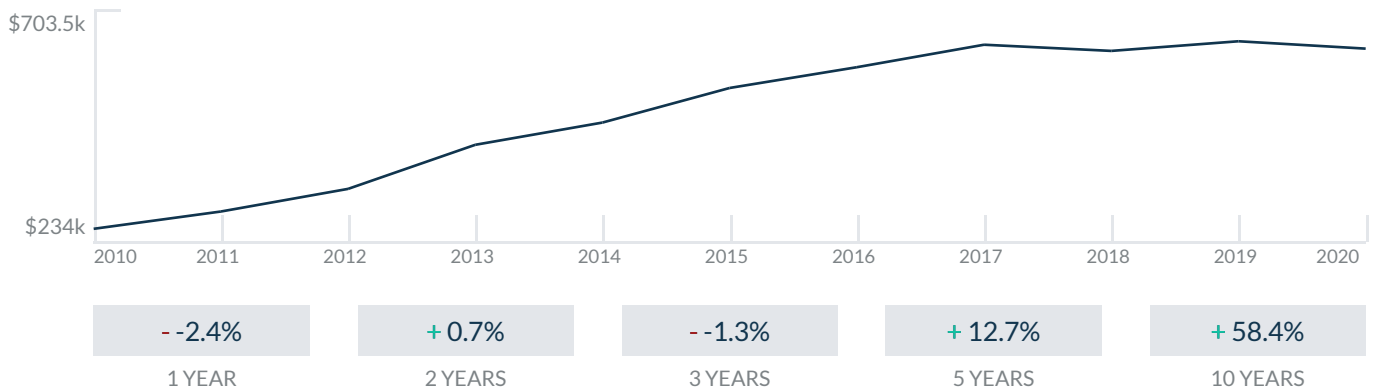
9499 Collins Ave  
Surfside, FL 33154

Every month we compile this comprehensive market report focus on Spiaggia Ocean in this convenient and easy to read format. Our 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 [spiaggiaoceancondosforsale.com](http://spiaggiaoceancondosforsale.com).

## Property Stats

POSTAL CODE 33154

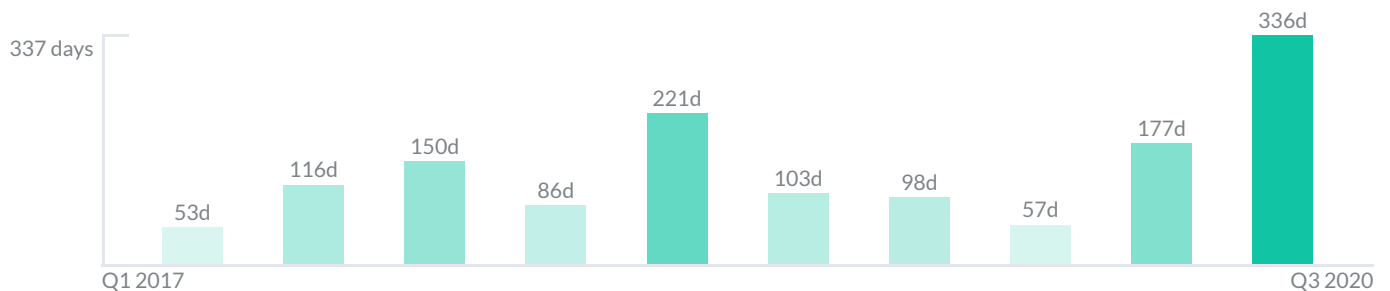
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

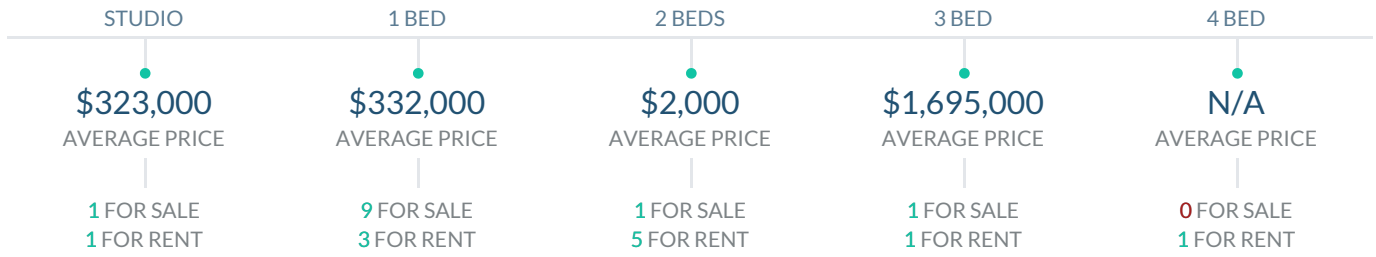
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

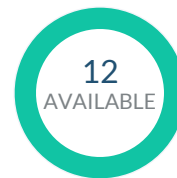
IN SPIAGGIA OCEAN

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



-1.8% to 64.9%  
CAP RATE  
Yearly net income when rent

8.9%  
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 Spiaggia Ocean

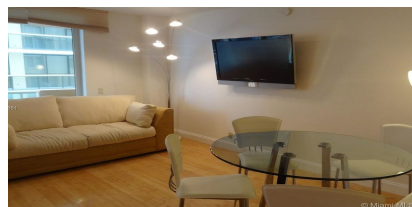


\$395,000



UNIT 604

SOLD | AUG 2020



\$1,500



UNIT 805

RENTED | JUL 2020



\$259,900



UNIT 305

SOLD | JUL 2020



\$7,900



UNIT PH-02

RENTED | JUL 2020



\$373,000



UNIT 308

SOLD | JUL 2020



\$2,400



UNIT 703

RENTED | JUL 2020

## Sold

LAST 20 PROPERTIES SOLD IN SPIAGGIA OCEAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
604	\$395,000	1/2	\$431.7	915	Jul 2020	336
305	\$259,900	0/1	\$432.4	601	Mar 2020	177
308	\$373,000	2/2	\$402.4	927	Dec 2019	35
610	\$375,000	1/1	\$463.5	809	Oct 2019	79
1008	\$649,000	2/2	\$512.6	1,266	Aug 2019	80
1005	\$279,900	0/1	\$465.7	601	Aug 2019	116
606	\$425,000	1/2	\$458.5	927	Jun 2019	36
PH-07	\$1,200,000	3/4	\$499.2	2,404	Apr 2019	170
PH-05	\$1,449,000	4/5	\$503.5	2,878	Jan 2019	221
204	\$409,000	1/2	\$447.0	915	Jan 2019	N/A
509	\$2,200	1/2	\$2.4	927	Dec 2018	130
211	\$2,300	1/2	\$2.5	924	Nov 2018	65
806	\$645,000	3/2	\$465.0	1,387	Oct 2018	64
909	\$425,000	1/2	\$458.5	927	Mar 2018	253
909	\$425,000	1/2	\$458.5	927	Mar 2018	253
211	\$375,000	1/2	\$405.8	924	Jan 2018	47
211	\$375,000	1/2	\$405.8	924	Jan 2018	47
907	\$434,000	1/2	\$468.2	927	Nov 2017	116
907	\$434,000	1/2	\$468.2	927	Nov 2017	116
206	\$375,000	1/2	\$404.5	927	Mar 2017	53

## Rented

LAST 20 PROPERTIES RENTED IN SPIAGGIA OCEAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
805	\$1,500	0/1	\$2.5	601	Jul 2020	156
PH-02	\$7,900	4/5	\$2.8	2,838	Mar 2020	70
703	\$2,400	1/2	\$2.4	994	Dec 2019	40
205	\$1,800	0/1	\$3.0	601	Oct 2019	44
611	\$2,075	2/2	\$2.2	924	Sep 2019	108
705	\$1,600	0/1	\$2.7	601	Sep 2019	15
503	\$2,800	1/2	\$2.8	994	Sep 2019	33
603	\$2,400	2/2	\$2.4	994	Aug 2019	153
809	\$2,500	2/2	\$2.7	927	Aug 2019	134
606	\$2,490	2/2	\$2.7	927	Aug 2019	28
308	\$2,200	2/2	\$2.4	927	Aug 2019	17
405	\$1,550	0/1	\$2.6	601	Aug 2019	126
905	\$1,750	0/1	\$2.9	601	Jun 2019	63
504	\$2,390	1/2	\$2.6	915	May 2019	61
505	\$1,900	0/1	\$3.2	601	Apr 2019	56
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
805	\$1,600	0/1	\$2.7	601	Jan 2019	65
1007	\$2,100	1/2	\$2.3	927	Nov 2018	179

## Currently Listed

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ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-08	\$1,695,000	3/3	\$780.0	2173	Aug 2020	GARY GARAF...
PH-01	\$13,900/mth	4/5	\$4.9	2838	Jul 2020	N/A
205	\$323,000	0/1	\$537.4	601	Jul 2020	MARIA ALICE...
208	\$2,250/mth	2/2	\$2.4	927	Jul 2020	N/A
208	\$375,000	1/2	\$404.5	927	Aug 2020	N/A
211	\$2,400/mth	1/2	\$2.6	924	Aug 2019	N/A
305	\$1,700/mth	0/1	\$2.8	601	Jul 2020	EVELYN FREIT...
306	\$450,000	1/2	N/A	N/A	Jul 2020	LUIGI DI GIRO...
310	\$1,950/mth	1/1	\$2.4	809	Jul 2020	NICOLA BETH...
311	\$430,000	1/2	\$465.4	924	Aug 2020	N/A
501	\$6,000/mth	3/3	\$3.9	1557	Jul 2020	N/A
504	\$2,450/mth	2/2	\$2.7	915	Jun 2020	N/A
509	\$2,100	1/2	\$2.3	927	Dec 2019	N/A
509	\$2,350	2/2	\$2.5	927	Feb 2020	N/A
509	\$2,200	1/2	\$2.4	927	Aug 2020	N/A
510	\$360,000	1/1	\$445.0	809	Aug 2020	MARIO D MO...
704	\$480,000	1/2	\$524.6	915	Jul 2020	GIUSEPPE VE...
706	\$2,450/mth	2/2	\$2.6	927	Aug 2020	GUSTAVO A D...
710	\$363,000	1/1	\$448.7	809	Aug 2020	N/A
809	\$2,325/mth	2/2	\$2.5	927	Jul 2020	N/A

## Currently Listed

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ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
911	\$2,850/mth	2/2	\$3.1	924	Aug 2020	DANIEL ALLO...
911	\$529,000	1/2	\$572.5	924	Aug 2020	DANIEL ALLO...
1007	\$2,190/mth	1/2	\$2.4	927	Jul 2020	N/A