

Market Report

June, 2022



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 spiaggiaceancondosforsale.com.

Property Stats

POSTAL CODE 33154

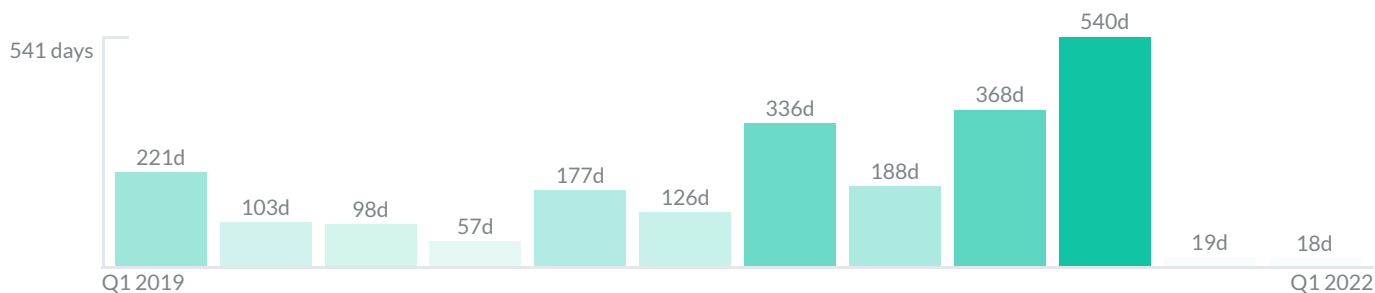
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

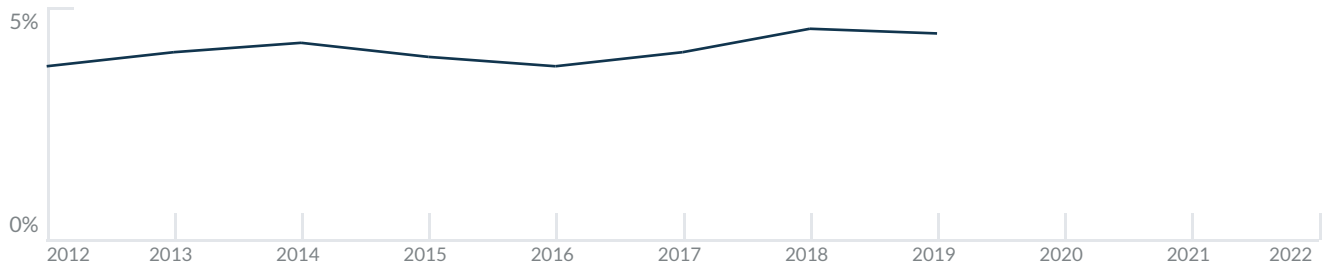


Mortgage Rates

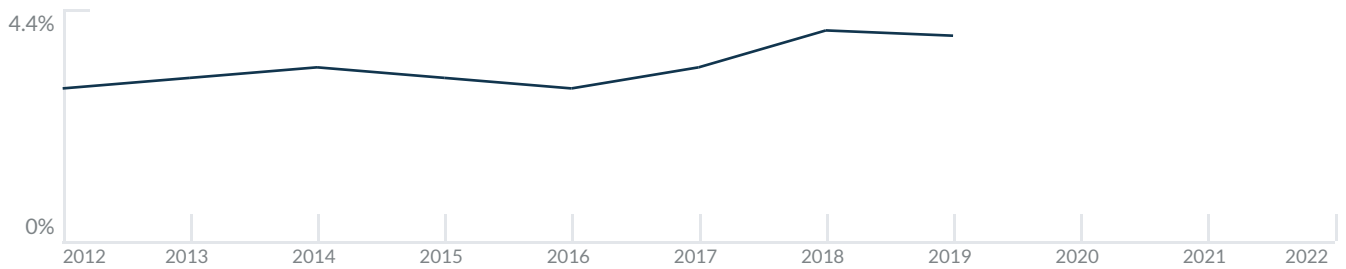
PER YEAR

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©

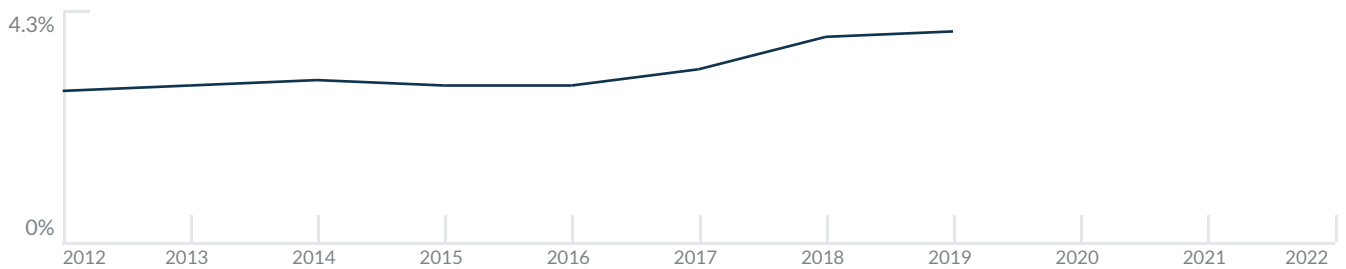
30 YEARS FIXED 4.4%



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.



3.6% to 4.7%
CAP RATE
Yearly net income when rent

0.3%
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

\$476,000 1 1

UNIT 410 **SOLD** | APR 2022

\$3,500 2 2

UNIT 309 **RENTED** | FEB 2022

\$950,000 2 3

UNIT 1006 **SOLD** | FEB 2022

\$3,500 2 1

UNIT 809 **RENTED** | NOV 2021

\$480,000 2 1

UNIT 704 **SOLD** | SEP 2021

\$4,000 2 1

UNIT 208 **RENTED** | SEP 2021

Sold

LAST 20 PROPERTIES SOLD IN SPIAGGIA OCEAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
410	\$476,000	1/1	\$588.4	809	Mar 2022	18
1006	\$950,000	3/2	\$684.9	1,387	Dec 2021	19
704	\$480,000	1/2	\$524.6	915	Sep 2021	540
503	\$530,000	1/2	\$533.2	994	Jun 2021	197
510	\$360,000	1/1	\$445.0	809	Apr 2021	538
306	\$450,000	1/2	\$485.4	927	Mar 2021	231
710	\$357,000	1/1	\$441.3	809	Jan 2021	161
208	\$359,000	1/2	\$387.3	927	Jan 2021	107
PH-05	\$1,950,000	4/5	\$677.6	2,878	Jan 2021	38
PH-08	\$1,695,000	3/3	\$780.0	2,173	Jan 2021	405
604	\$395,000	1/2	\$431.7	915	Jul 2020	336
211	\$2,400	1/2	\$2.6	924	Jun 2020	126
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

Rented

LAST 20 PROPERTIES RENTED IN SPIAGGIA OCEAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
309	\$3,500	2/2	\$3.8	927	Dec 2021	138
809	\$3,500	1/2	\$3.8	927	Nov 2021	96
208	\$4,000	1/2	\$4.3	927	Sep 2021	71
1004	\$3,000	2/2	\$3.3	915	Jun 2021	92
308	\$2,650	1/2	\$2.9	927	May 2021	47
501	\$6,500	3/3	\$4.2	1,557	May 2021	40
205	\$1,850	0/1	\$3.1	601	Feb 2021	101
705	\$1,650	0/1	\$2.7	601	Jan 2021	77
505	\$2,000	0/1	\$3.3	601	Nov 2020	56
911	\$2,850	2/2	\$3.1	924	Nov 2020	1082
504	\$2,350	2/2	\$2.6	915	Nov 2020	171
310	\$1,950	1/1	\$2.4	809	Nov 2020	152
706	\$2,450	2/2	\$2.6	927	Nov 2020	135
501	\$6,000	3/3	\$3.9	1,557	Oct 2020	250
1007	\$2,190	1/2	\$2.4	927	Oct 2020	251
809	\$2,325	2/2	\$2.5	927	Sep 2020	122
404	\$2,200	2/2	\$2.4	915	Aug 2020	63
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH7	\$17,000/mth	3/4	\$7.1	2404	Feb 2022	ROBERT M D...
PH7	\$15,555/mth	3/4	\$6.5	2404	Apr 2022	ROBERT M D...
PH-2	\$12,950/mth	4/5	\$4.6	2838	Apr 2022	BASIR U TARE...
208	\$7,000/mth	1/2	\$7.6	927	Apr 2022	N/A
307	\$469,000	1/2	\$505.9	927	Nov 2021	ALDO SIMON...
311	\$495,000	1/2	\$535.7	924	Sep 2021	N/A
406	\$4,000/mth	1/2	\$4.3	927	Feb 2022	JORGE MEND...
501	\$12,000/mth	3/3	\$7.7	1557	Apr 2022	N/A
505	\$330,000	0/1	\$549.1	601	Sep 2021	N/A
605	\$3,000/mth	0/1	\$5.0	601	Feb 2022	ELIE MANDAL...
704	\$3,950/mth	2/2	\$4.3	915	Apr 2022	GIUSEPPE VE...
705	\$2,800/mth	0/1	\$4.7	601	Apr 2022	N/A