

Market Report

November, 2020



Platinum

480 NE 30th St
Miami, FL 33137

Every month we compile this comprehensive market report focus on Platinum 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 platinumcondosforsale.com.

Property Stats

POSTAL CODE 33137

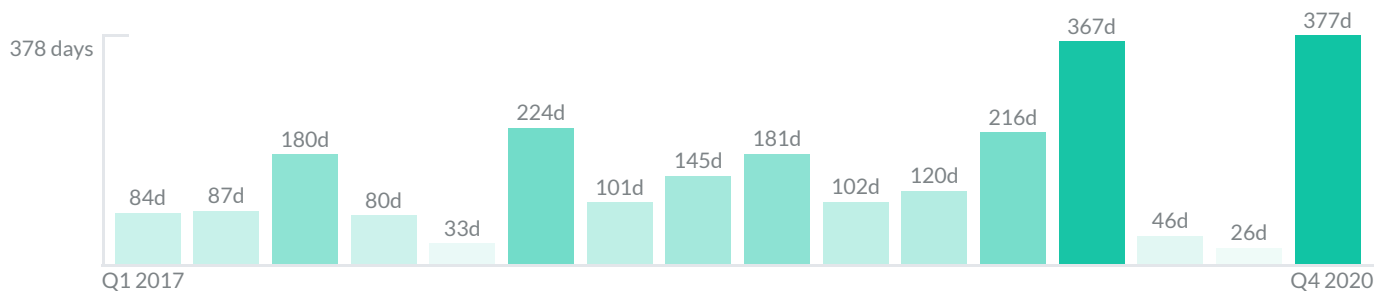
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

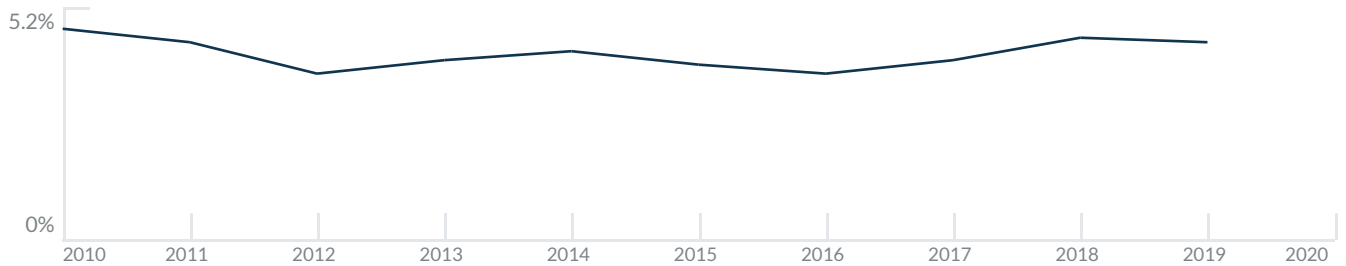


Mortgage Rates

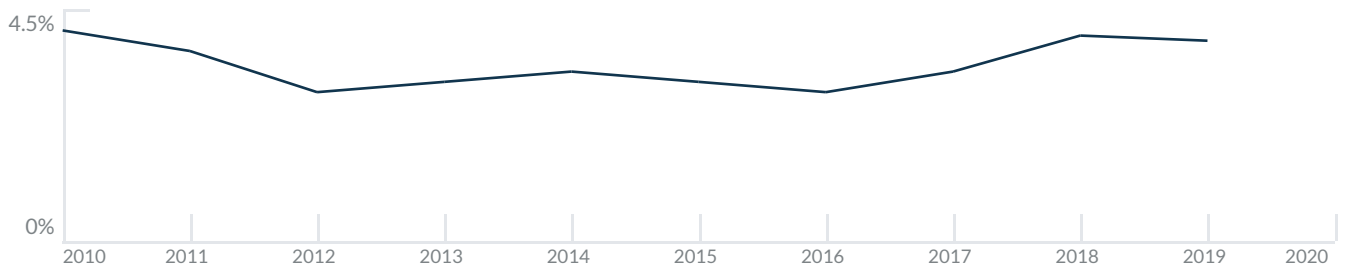
PER YEAR

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©

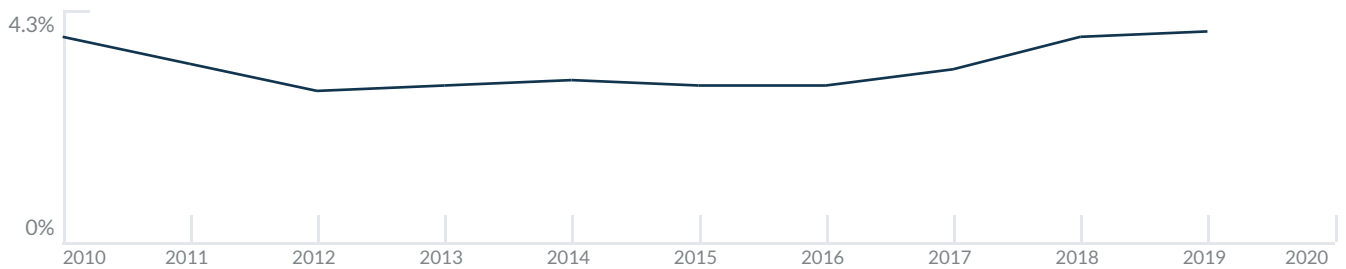
30 YEARS FIXED 4.4%



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 Name	Rating
School For Advanced Studies	10/10
De Hostos Youth Leadership Charter School	1/10
Art and Culture Senior High School	10/10

Insights

IN PLATINUM

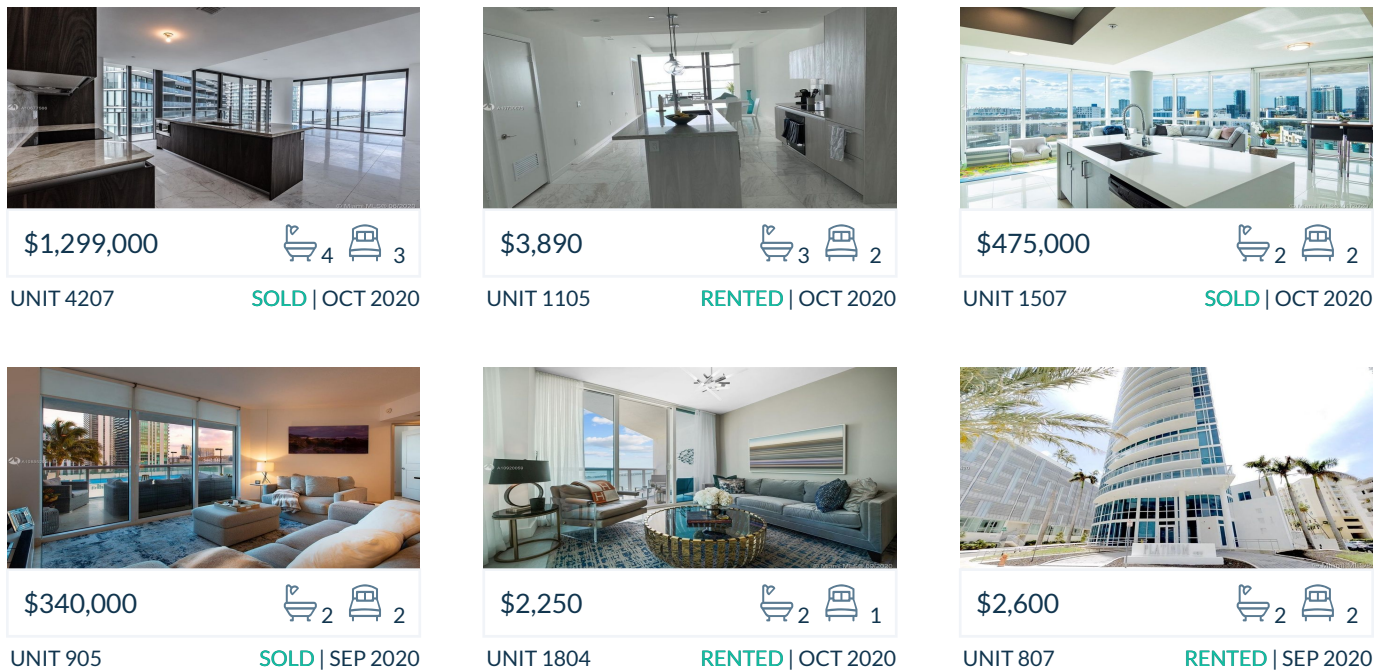
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Platinum



Sold

LAST 20 PROPERTIES SOLD IN PLATINUM

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
4207	\$1,299,000	3/4	\$787.8	1,649	Oct 2020	524
1507	\$475,000	2/2	\$344.2	1,380	Oct 2020	229
905	\$340,000	2/2	\$337.6	1,007	Sep 2020	43
705	\$309,000	2/2	\$306.9	1,007	Aug 2020	8
1707	\$399,000	2/2	\$289.1	1,380	Apr 2020	46
1606	\$285,000	1/2	\$344.2	828	Mar 2020	382
L102	\$425,000	1/2	\$333.1	1,276	Feb 2020	352
1801	\$1,290,000	4/5	\$578.0	2,232	Dec 2019	119
1104	\$299,000	1/2	\$361.1	828	Dec 2019	99
801	\$1,325,900	4/5	\$594.0	2,232	Dec 2019	426
3002-...	\$1,850,000	4/4	\$777.6	2,379	Nov 2019	292
1101	\$1,500,900	4/5	\$672.4	2,232	Oct 2019	145
1703	\$339,000	2/2	\$336.6	1,007	Sep 2019	51
706	\$259,000	1/2	\$312.8	828	Aug 2019	192
1805	\$380,000	2/2	\$377.4	1,007	Aug 2019	97
4407	\$1,295,000	3/3	\$659.7	1,963	Jul 2019	139
1503	\$890,000	2/3	\$682.5	1,304	Jun 2019	68
L 107	\$370,000	1/2	\$403.1	918	Jun 2019	6
1906	\$279,000	1/2	\$337.0	828	May 2019	232
2007	\$439,000	2/2	\$318.1	1,380	Jan 2019	279

Rented

LAST 20 PROPERTIES RENTED IN PLATINUM

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1105	\$3,890	2/3	\$3.4	1,143	Oct 2020	424
1804	\$2,250	1/2	\$2.7	828	Sep 2020	7
807	\$2,600	2/2	\$1.9	1,380	Sep 2020	9
2707	\$5,600	3/3	\$2.8	1,982	Aug 2020	407
1006	\$2,000	1/2	\$2.4	828	Jul 2020	2
1807	\$2,750	2/2	\$2.0	1,380	Jul 2020	98
1003	\$2,650	2/2	\$2.6	1,007	Jun 2020	99
1201	\$2,650	2/2	\$1.9	1,363	Jun 2020	8
1401	\$2,600	3/2	\$1.9	1,363	May 2020	29
1607	\$2,750	2/2	\$2.0	1,380	May 2020	51
1502	\$2,100	1/2	\$2.5	828	Mar 2020	23
1206	\$1,850	1/2	\$2.2	828	Mar 2020	44
1905	\$2,650	2/2	\$2.6	1,007	Mar 2020	24
2504	\$4,200	2/3	\$2.8	1,510	Feb 2020	232
3907	\$6,000	3/3	\$3.0	1,976	Jan 2020	165
2806	\$5,000	2/4	\$4.0	1,244	Jan 2020	281
106	\$2,100	1/2	\$2.4	890	Jan 2020	50
902	\$1,900	1/2	\$2.3	828	Dec 2019	46
4807	\$5,950	3/3	\$3.0	1,963	Dec 2019	85
1804	\$4,450	2/3	\$3.4	1,301	Nov 2019	253

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH 22...	\$480,000	1/2	\$579.7	828	Sep 2020	CIRO FODERE
401	\$565,000	3/3	\$333.9	1692	Sep 2020	N/A
501	\$590,000	3/3	\$348.7	1692	Sep 2020	RUIJIE JI
603	\$320,000	2/2	\$317.8	1007	Sep 2020	JACQUELINE...
604	\$275,000	1/2	\$332.1	828	Sep 2020	ALVIN N ROLL...
702	\$295,000	1/2	\$356.3	828	Sep 2020	ANA MARIA F...
705	\$309,000	2/2	\$306.9	1007	Sep 2020	GUSTAVO & E...
807	\$399,900	2/2	\$289.8	1380	Sep 2020	EDUARDO BU...
1007	\$435,000	2/2	\$315.2	1380	Oct 2020	MATHEW AB...
1105	\$440,000	2/2	\$436.9	1007	Sep 2020	CIRO FODERE
1206	\$1,990/mth	1/2	\$2.4	828	Oct 2020	N/A
1401	\$499,000	3/2	\$366.1	1363	Sep 2020	MARCO FIGU...
1403	\$2,650/mth	2/2	\$2.6	1007	Sep 2020	MARINO D G...
1405	\$3,000/mth	2/2	\$3.0	1010	Oct 2020	N/A
1407	\$449,900	2/2	\$326.0	1380	Sep 2020	ANGELICA M...
1501	\$2,900/mth	2/2	\$2.1	1363	Oct 2020	JORGE M PER...
1704	\$860,000	2/3	\$661.0	1301	Sep 2020	N/A
1803	\$2,550/mth	2/2	\$2.5	1007	Sep 2020	IRIS KREHAHN
1804	\$350,000	1/2	\$422.7	828	Sep 2020	DAVID DAJANI
1807	\$535,000	2/2	\$387.7	1380	Sep 2020	SAMUEL HER...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2004	\$995,000	2/3	\$839.0	1186	Sep 2020	N/A
2006	\$815,000	3/2	N/A	N/A	Sep 2020	N/A
2007	\$1,295,000	3/3	\$659.7	1963	Sep 2020	N/A
2102	\$2,500/mth	1/2	\$3.0	828	Oct 2020	VLADISLAV K...
2102	\$489,900	1/2	\$591.7	828	Oct 2020	VLADISLAV K...
2505	\$1,100,000	2/3	\$829.6	1326	Sep 2020	N/A
3001	\$6,900/mth	4/5	\$3.1	2232	Sep 2020	N/A
3007	\$1,399,000	3/3	\$704.8	1985	Oct 2020	N/A
3503	\$1,090,000	2/3	\$918.3	1187	Oct 2020	N/A
4102	\$649,000	1/2	\$611.1	1062	Sep 2020	N/A
4206	\$4,000/mth	2/2	N/A	N/A	Sep 2020	N/A
4604	\$1,100,000	2/3	\$845.5	1301	Sep 2020	N/A
4606	\$1,100,000	2/2	\$880.0	1250	Sep 2020	N/A
4801	\$2,350,000	4/5	\$1,052.9	2232	Sep 2020	N/A
4901	\$2,250,000	4/5	N/A	N/A	Sep 2020	N/A
4907	\$10,500/mth	3/3	\$5.3	1982	Sep 2020	N/A