

Market Report

October, 2021



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 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 platinumcondosforsale.com.

Property Stats

POSTAL CODE 33137

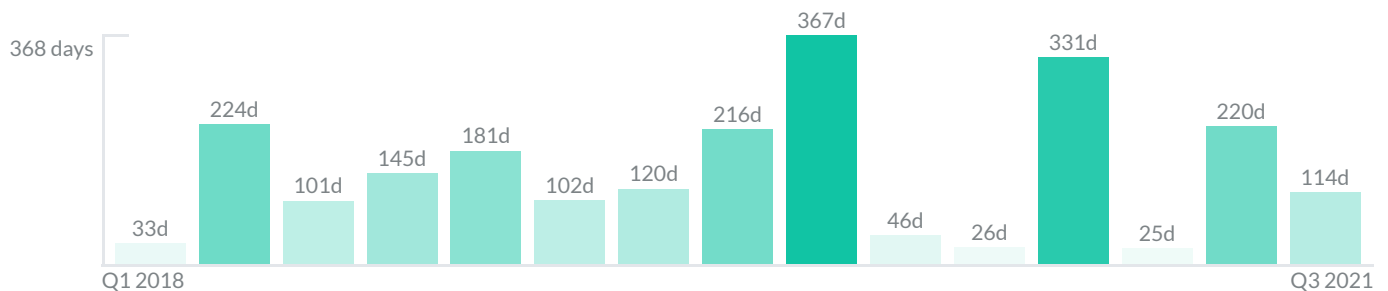
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

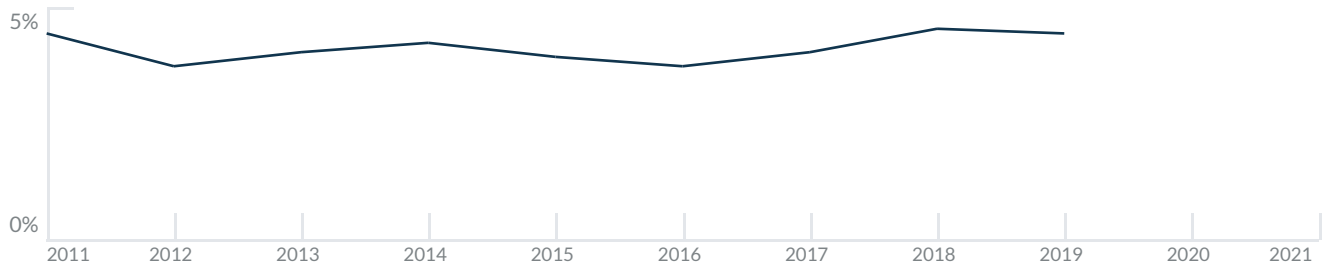


Mortgage Rates

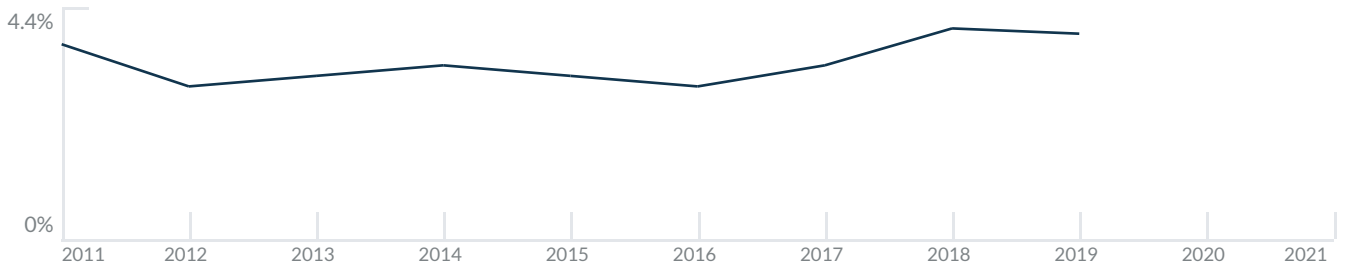
PER YEAR

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©

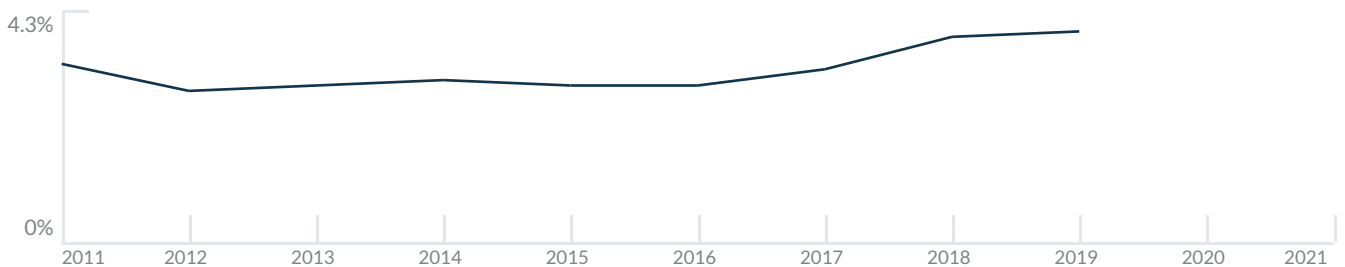
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

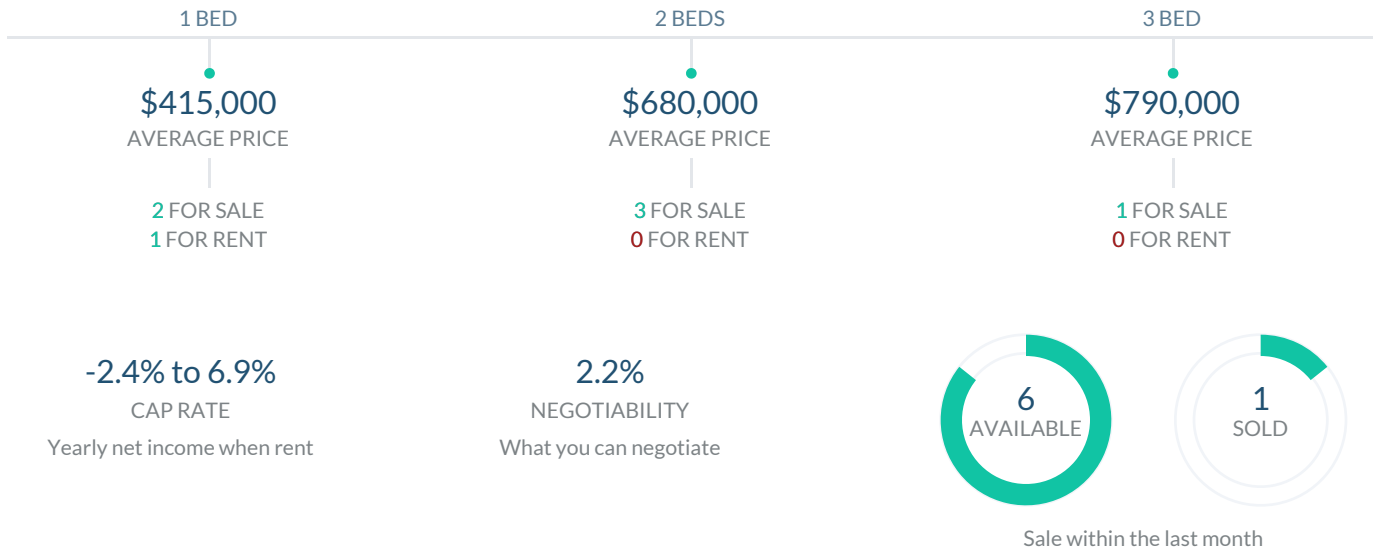
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

Insights

IN PLATINUM

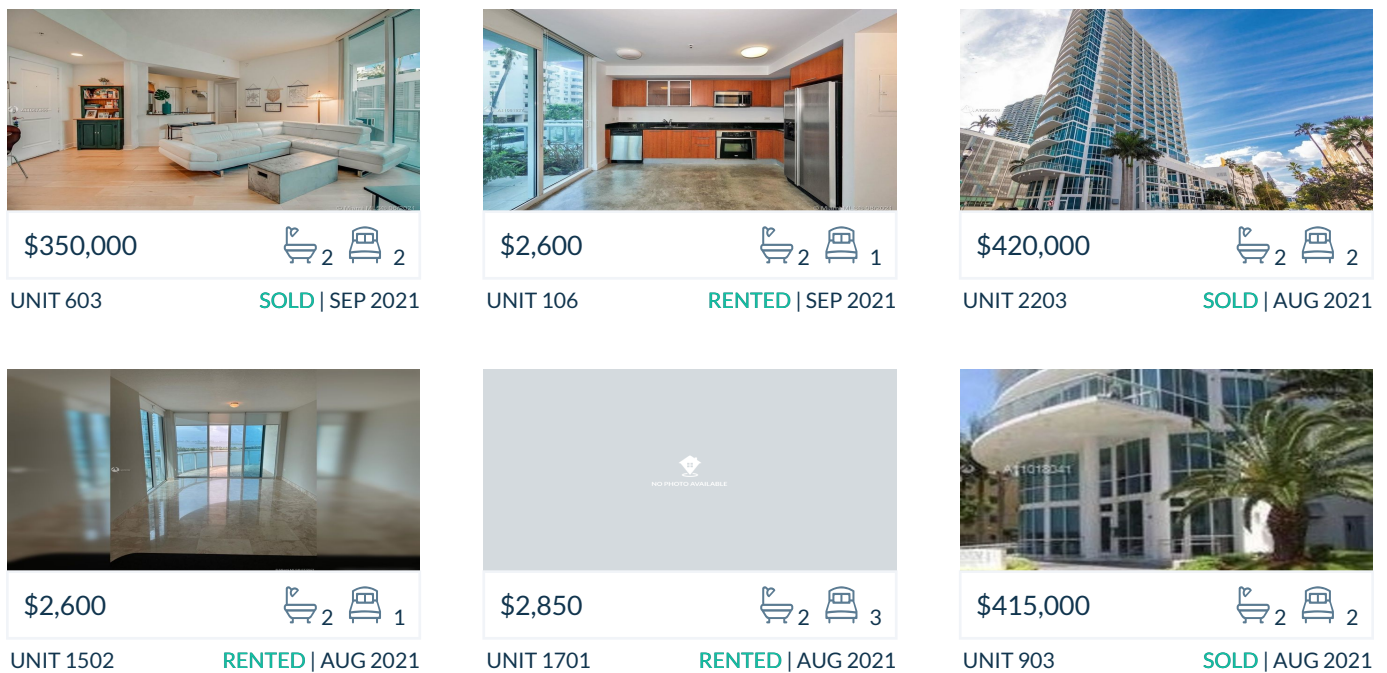
Below the average listing prices of available unit per property type.



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
603	\$350,000	2/2	\$347.6	1,007	Sep 2021	64
2203	\$420,000	2/2	\$417.1	1,007	Aug 2021	184
903	\$415,000	2/2	\$412.1	1,007	Jul 2021	95
2004	\$859,000	2/3	\$724.3	1,186	Jun 2021	555
1603	\$365,000	2/2	\$362.5	1,007	Jun 2021	29
401	\$525,000	3/3	\$310.3	1,692	Jun 2021	88
801	\$438,000	2/2	\$321.3	1,363	Jun 2021	146
1503	\$370,000	2/2	\$367.4	1,007	May 2021	114
107	\$380,000	1/2	\$413.9	918	May 2021	38
1704	\$860,000	2/3	\$661.0	1,301	May 2021	718
904	\$290,000	1/2	\$350.2	828	May 2021	73
1007	\$400,000	2/2	\$289.9	1,380	Mar 2021	7
1807	\$449,500	2/2	\$325.7	1,380	Feb 2021	59
1604	\$292,000	1/2	\$352.7	828	Jan 2021	10
1406	\$289,999	1/2	\$350.2	828	Nov 2020	241
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

Rented

LAST 20 PROPERTIES RENTED IN PLATINUM

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
106	\$2,600	1/2	\$2.9	890	Sep 2021	4
1502	\$2,600	1/2	\$3.1	828	Aug 2021	12
1701	\$2,850	3/2	\$2.1	1,363	Aug 2021	N/A
703	\$3,000	2/2	\$3.0	1,007	Jul 2021	16
1007	\$2,950	2/2	\$2.1	1,380	Apr 2021	5
2004	\$2,200	1/2	\$2.7	828	Apr 2021	19
1802	\$2,200	1/2	\$2.7	828	Apr 2021	13
2106	\$2,100	1/2	\$2.5	828	Mar 2021	22
4206	\$5,000	2/2	\$4.7	1,057	Jan 2021	627
1507	\$2,900	2/2	\$2.1	1,380	Jan 2021	3
2102	\$2,100	1/2	\$2.5	828	Dec 2020	72
1206	\$2,050	1/2	\$2.5	828	Nov 2020	42
1501	\$2,900	2/2	\$2.1	1,363	Nov 2020	18
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1101	\$495,000	2/2	\$363.2	1363	Sep 2021	ARIANNA GRI...
1702	\$2,700/mth	1/2	\$3.3	828	Sep 2021	DANIELLE BE...
1803	\$445,000	2/2	\$441.9	1007	Sep 2021	IRIS KREHAHN
1804	\$420,000	1/2	\$507.2	828	Sep 2021	DAVID DAJANI
2006	\$790,000	3/2	N/A	N/A	Sep 2021	N/A
2102	\$409,900	1/2	\$495.0	828	Sep 2021	VLADISLAV K...
4604	\$1,099,999	2/3	\$927.5	1186	Sep 2021	N/A