

Market Report

June, 2022



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

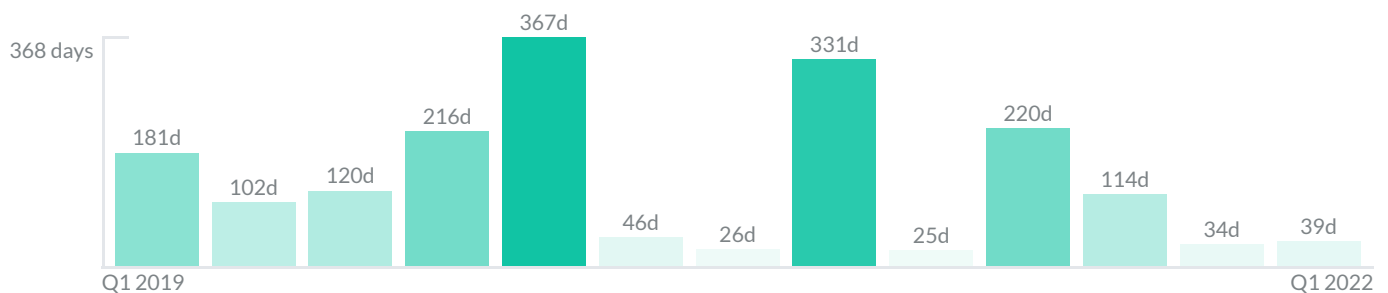
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

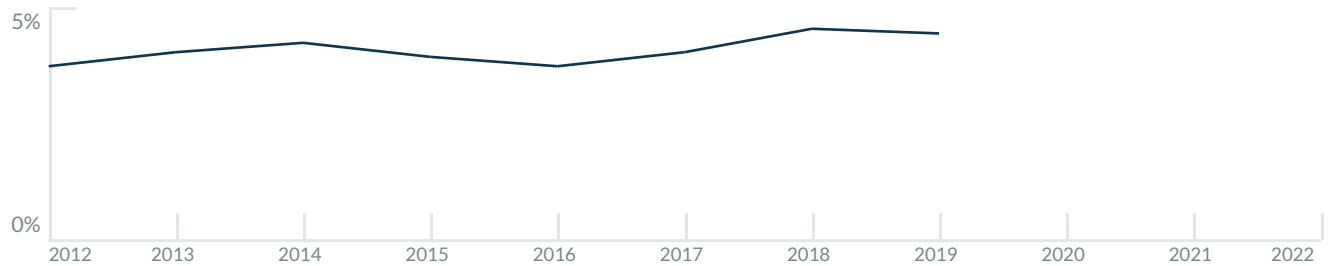


Mortgage Rates

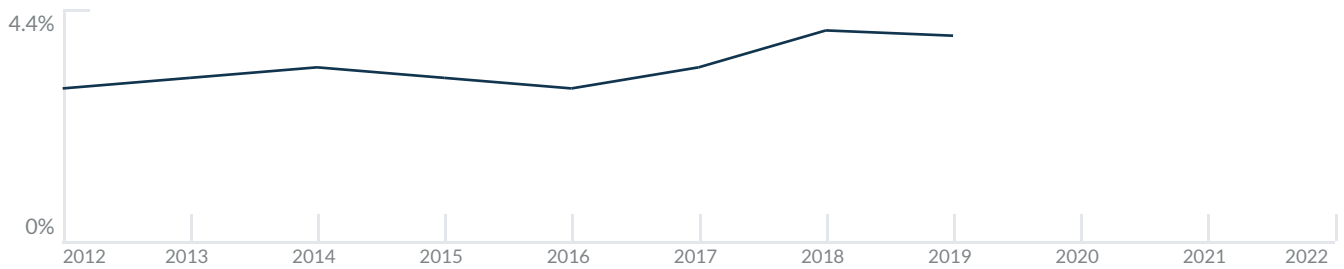
PER YEAR

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©

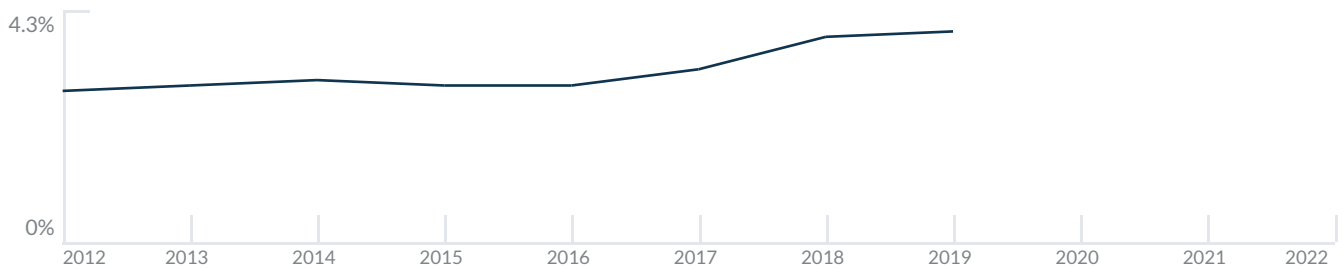
30 YEARS FIXED 4.4%



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	Senior High School
10/10	1/10	10/10

Insights

IN PLATINUM

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

1 BED
\$404,000
AVERAGE PRICE
2 FOR SALE
2 FOR RENT

2 BEDS
\$654,000
AVERAGE PRICE
4 FOR SALE
1 FOR RENT

-1.5% to 6.9%
CAP RATE
Yearly net income when rent

0.9%
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 Platinum



\$3,100



UNIT 1502

RENTED | APR 2022



\$645,000



UNIT 2207

SOLD | APR 2022

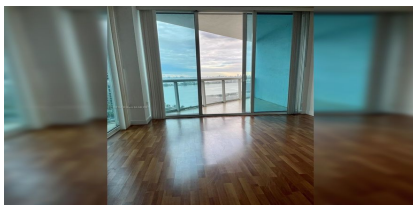


\$545,000



UNIT 1405

SOLD | APR 2022



\$399,000



UNIT 1404

SOLD | FEB 2022

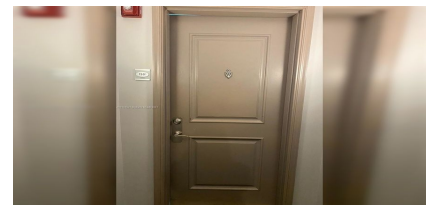


\$409,900



UNIT 2102

SOLD | FEB 2022



\$3,900



UNIT 1501

RENTED | FEB 2022

Sold

LAST 20 PROPERTIES SOLD IN PLATINUM

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2207	\$645,000	2/2	\$467.4	1,380	Mar 2022	10
1405	\$545,000	2/2	\$541.2	1,007	Mar 2022	7
1404	\$399,000	1/2	\$481.9	828	Feb 2022	41
2102	\$409,900	1/2	\$495.0	828	Feb 2022	99
706	\$369,000	1/2	\$445.7	828	Dec 2021	34
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

Rented

LAST 20 PROPERTIES RENTED IN PLATINUM

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1502	\$3,100	1/2	\$3.7	828	Mar 2022	42
1501	\$3,900	2/2	\$2.9	1,363	Jan 2022	44
2003	\$3,500	2/2	\$3.5	1,007	Dec 2021	7
1702	\$2,700	1/2	\$3.3	828	Nov 2021	70
1102	\$2,600	1/2	\$3.1	828	Nov 2021	2
1107	\$4,000	2/2	\$2.9	1,380	Nov 2021	14
1804	\$3,150	1/2	\$3.8	828	Oct 2021	56
802	\$2,400	1/2	\$2.9	828	Sep 2021	11
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
604	\$339,000	1/2	\$409.4	828	Nov 2021	ALVIN N ROLL...
1101	\$495,000	2/2	\$363.2	1363	Sep 2021	ARIANNA GRI...
1404	\$3,000/mth	1/2	\$3.6	828	Nov 2021	COOPER ONE
1405	\$4,000/mth	2/2	\$4.0	1007	Apr 2022	WILFREDO BL...
1803	\$445,000	2/2	\$441.9	1007	Oct 2021	IRIS KREHAHN
1803	\$499,000	2/2	\$495.5	1007	Feb 2022	IRIS KREHAHN
1804	\$469,000	1/2	\$566.4	828	Feb 2022	DAVID DAJANI
2004	\$3,050/mth	1/2	\$3.7	828	Apr 2022	SUSAN KATZ
4604	\$1,175,000	2/3	\$990.7	1186	Feb 2022	N/A