

Market Report

July, 2021



Seacoast 5700

5700 Collins Ave
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Seacoast 5700 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 seacoast5700.com.

Property Stats

POSTAL CODE 33140

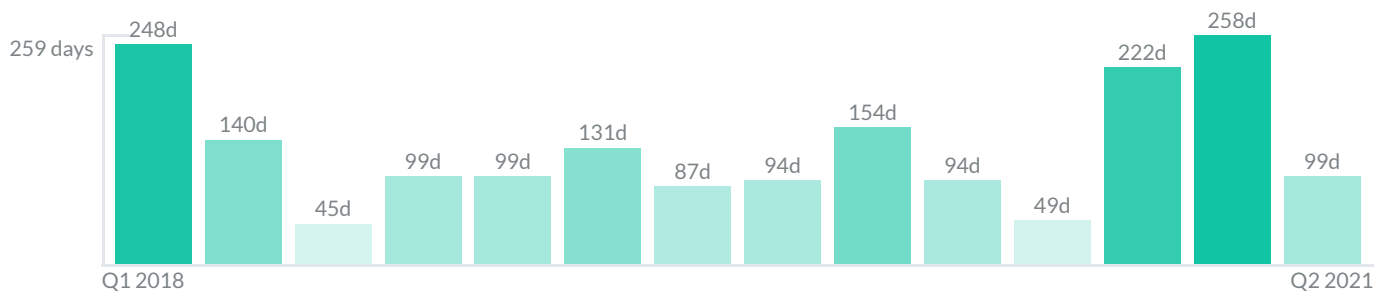
The property stats graph represents the median price evolution since ten years in your postal code area.



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©

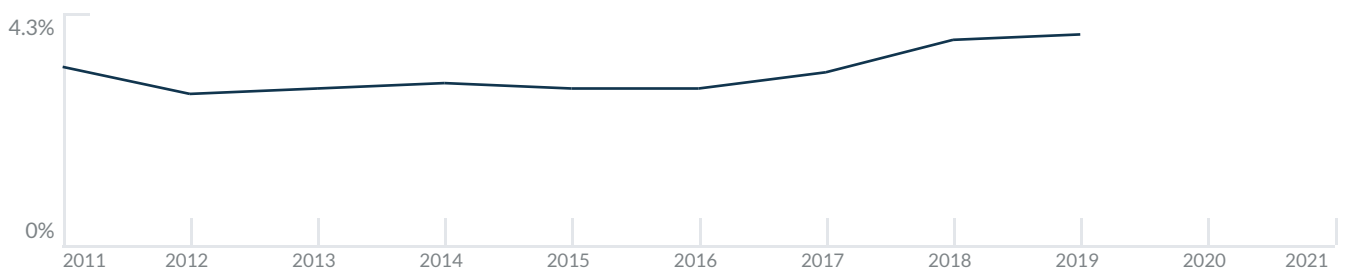
30 YEARS FIXED 4.4%



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
BridgePrep Academy Charter School	Miami Arts Charter School	Design & Architecture Senior High School
5/10	10/10	10/10

Insights

IN SEACOAST 5700

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

2 BEDS

\$696,000
AVERAGE PRICE

3 FOR SALE
0 FOR RENT

1.8% to 3.5%

CAP RATE

Yearly net income when rent

3.2%

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 Seacoast 5700

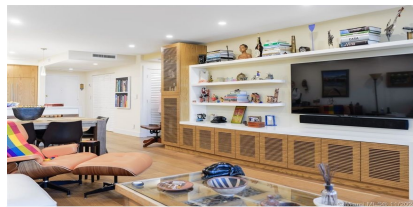


\$2,200



UNIT 16K

RENTED | JUL 2021



\$720,000



UNIT 11E

SOLD | JUN 2021



\$359,900



UNIT 12K

SOLD | JUN 2021



\$2,700



UNIT 15H

RENTED | JUN 2021



\$390,000



UNIT 4H

SOLD | JUN 2021



\$799,000



UNIT 4L

SOLD | APR 2021

Sold

LAST 20 PROPERTIES SOLD IN SEACOAST 5700

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
11E	\$720,000	2/2	\$545.5	1,320	Jun 2021	174
12K	\$359,900	1/2	\$399.9	900	Jun 2021	13
4H	\$390,000	2/2	\$375.0	1,040	May 2021	101
4L	\$799,000	2/3	\$411.9	1,940	Apr 2021	103
12L	\$580,000	2/3	\$299.0	1,940	Apr 2021	106
5L	\$610,000	2/3	\$314.4	1,940	Mar 2021	467
11H	\$429,000	2/2	\$412.5	1,040	Mar 2021	396
3J	\$330,000	1/2	\$366.7	900	Mar 2021	25
10G	\$429,000	2/2	\$412.5	1,040	Mar 2021	396
8G	\$360,000	2/2	\$346.2	1,040	Mar 2021	8
11M	\$295,000	1/2	\$275.7	1,070	Dec 2020	58
11F	\$429,000	2/2	\$412.5	1,040	Oct 2020	8
9A	\$387,000	2/2	\$375.7	1,030	Oct 2020	66
5f	\$380,000	2/2	N/A	N/A	Oct 2020	757
4N	\$229,000	1/2	\$214.0	1,070	Sep 2020	62
3C	\$270,000	2/2	\$262.1	1,030	Sep 2020	36
7K	\$320,000	1/2	\$355.6	900	Jun 2020	102
10N	\$270,000	1/2	\$252.3	1,070	Jun 2020	85
7D	\$385,000	2/2	\$373.8	1,030	Jan 2020	154
6J	\$329,900	1/1	\$366.6	900	Dec 2019	94

Rented

LAST 20 PROPERTIES RENTED IN SEACOAST 5700

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
15H	\$2,700	2/2	\$2.6	1,040	Jun 2021	51
8B	\$2,500	2/2	\$2.4	1,030	Mar 2021	195
6J	\$2,200	1/1	\$2.4	900	Jan 2021	28
9G	\$2,500	2/2	\$2.4	1,040	Jan 2021	371
6G	\$2,600	2/2	\$2.5	1,040	Dec 2020	47
4D	\$2,000	2/2	\$1.9	1,030	Oct 2020	118
7J	\$2,490	1/2	\$2.8	900	Oct 2020	225
10B	\$2,400	2/2	\$2.3	1,030	Oct 2020	95
6C	\$2,200	2/2	\$2.1	1,030	Aug 2020	34
15H	\$2,450	2/2	\$2.4	1,040	Aug 2020	54
8K	\$1,990	1/2	\$2.2	900	Aug 2020	151
3K	\$1,850	1/2	\$2.1	900	Aug 2020	37
6J	\$2,200	1/1	\$2.4	900	Mar 2020	43
3D	\$2,000	2/2	\$1.9	1,030	Feb 2020	354
8A	\$1,900	2/2	\$1.8	1,030	Feb 2020	70
9J	\$2,100	1/2	\$2.3	900	Jan 2020	60
10M	\$1,850	1/2	\$1.7	1,070	Jan 2020	18
16K	\$1,990	1/2	\$2.2	900	Dec 2019	42
3F	\$2,100	2/2	\$2.0	1,040	Dec 2019	257
10H	\$2,250	2/2	\$2.2	1,040	Dec 2019	12

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
7A	\$750,000	2/2	\$728.2	1030	Apr 2021	N/A
7E	\$639,000	2/2	\$484.1	1320	Jun 2021	RASHNE DESAI
16E	\$699,000	2/2	\$529.5	1320	May 2021	LUIZA NOGU...