

Market Report

August, 2020



Grandview

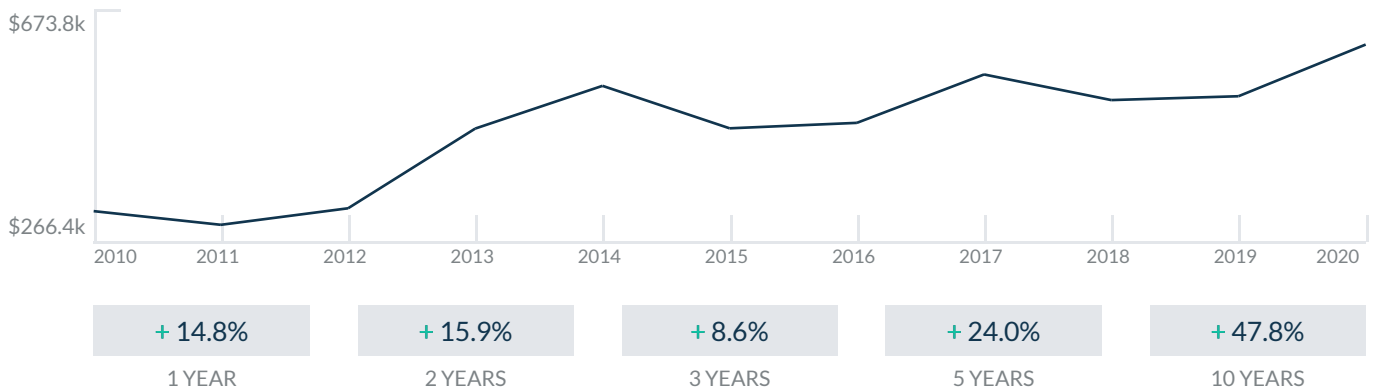
5900 Collins Ave
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Grandview 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 grandviewapartmentsforsale.com.

Property Stats

POSTAL CODE 33140

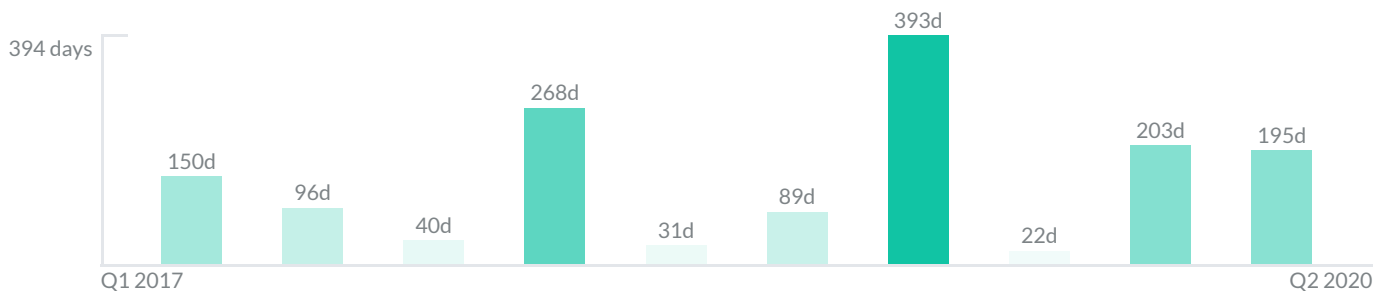
The property stats graph represents the median price evolution since ten years in your postal code area.



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
Mater Academy Miami Beach
8/10

MIDDLE SCHOOL
Miami Arts Charter School
10/10

HIGH SCHOOL
Design & Architecture Senior High School
10/10

Insights

IN GRANDVIEW

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

2 BEDS
\$443,000
 AVERAGE PRICE
 6 FOR SALE
 4 FOR RENT

3 BED
\$670,000
 AVERAGE PRICE
 5 FOR SALE
 4 FOR RENT

0.7% to 2.7%
 CAP RATE
 Yearly net income when rent

4.4%
 NEGOTIABILITY
 What you can negotiate

11
 AVAILABLE


0
 SOLD



Sale within the last month

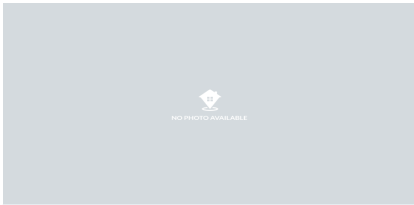
Activity



SOLD OR RENTED


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






\$695,000  2  3
 UNIT 1601 **SOLD** | JUL 2020






\$3,100  2  3
 UNIT 1007 **SOLD** | JUL 2020






\$530,000  2  3
 UNIT 1607 **SOLD** | JUL 2020





\$2,550  2  2
 UNIT 1503 **RENTED** | JUL 2020



\$385,000  2  2
 UNIT 1003 **SOLD** | JUL 2020



\$3,600  2  3
 UNIT 1207 **RENTED** | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN GRANDVIEW

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1601	\$695,000	3/2	\$500.0	1,390	Jun 2020	325
1007	\$3,100	3/2	\$2.6	1,180	Jun 2020	48
1607	\$530,000	3/2	\$449.2	1,180	May 2020	213
1003	\$385,000	2/2	\$405.3	950	Nov 2019	259
505	\$319,900	2/2	\$336.7	950	Nov 2019	83
607	\$570,000	3/2	\$483.1	1,180	Oct 2019	266
404	\$320,000	2/2	\$329.9	970	Sep 2019	22
1502	\$508,000	3/2	\$430.5	1,180	May 2019	709
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1104	\$360,000	2/2	\$371.1	970	May 2019	46
PH17...	\$719,000	2/2	\$517.3	1,390	Apr 2019	109
1201	\$595,000	3/2	\$428.1	1,390	Jan 2019	89
801	\$585,000	3/2	N/A	N/A	Aug 2018	5
406	\$2,200	2/2	\$2.3	970	Jul 2018	57
703	\$390,000	2/2	\$410.5	950	Jun 2018	450
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1905	\$430,000	2/2	\$421.6	1,020	May 2018	148
505	\$1,700	2/2	\$1.8	950	May 2018	25
806	\$388,000	2/2	\$400.0	970	Dec 2017	40
1604	\$399,000	2/2	\$411.3	970	May 2017	147

Rented

LAST 20 PROPERTIES RENTED IN GRANDVIEW

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1503	\$2,550	2/2	\$2.7	950	Feb 2020	88
1207	\$3,600	3/2	\$3.1	1,180	Nov 2019	82
904	\$2,200	2/2	\$2.3	970	Nov 2019	410
506	\$2,200	2/2	\$2.3	970	Jul 2019	31
1404	\$3,400	2/2	\$3.5	970	Jun 2019	103
906	\$2,200	2/2	\$2.3	970	Apr 2019	107
1501	\$2,900	3/2	\$2.1	1,390	Mar 2019	103
908	\$2,800	3/2	\$2.0	1,390	Mar 2019	79
1406	\$2,550	2/2	\$2.6	970	Feb 2019	64
1008	\$3,300	3/2	\$2.4	1,390	Oct 2018	34
1508	\$3,300	3/2	\$2.4	1,390	Oct 2018	75
1207	\$3,600	3/2	\$3.1	1,180	Oct 2018	19
1503	\$2,500	2/2	\$2.6	950	Sep 2018	65
1206	\$2,380	2/2	\$2.5	970	Aug 2018	49
506	\$2,200	2/2	\$2.3	970	Jun 2018	110
1608	\$3,500	3/2	\$2.5	1,390	Jun 2018	40
404	\$1,895	2/2	\$2.0	970	May 2018	41
908	\$2,950	3/2	\$2.1	1,390	Apr 2018	16
1007	\$3,250	3/2	\$2.8	1,180	Apr 2018	16
1204	\$2,300	2/2	\$2.4	970	Apr 2018	36

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
408	\$3,400/mth	3/2	\$2.4	1390	Jul 2020	SVETLANA K...
502	\$695,000	3/2	\$589.0	1180	Jul 2020	N/A
502	\$4,000/mth	3/2	\$3.4	1180	Jul 2020	N/A
803	\$449,755	2/2	\$473.4	950	Jul 2020	N/A
803	\$2,300/mth	2/2	\$2.4	950	Jul 2020	N/A
903	\$425,000	2/2	\$447.4	950	Mar 2020	CAROLINE GL...
1007	\$550,000	3/2	\$466.1	1180	Feb 2020	SONIA MARIA...
1007	\$510,000	3/2	\$432.2	1180	Jun 2020	SONIA MARIA...
1008	\$3,300/mth	3/2	\$2.4	1390	Feb 2020	N/A
1201	\$745,000	3/2	\$536.0	1390	Mar 2020	WILFREDO LI...
1203	\$2,700/mth	2/2	\$2.8	950	Feb 2020	N/A
1206	\$2,248/mth	2/2	\$2.3	970	Jul 2020	N/A
1403	\$414,990	2/2	\$436.8	950	Jul 2020	Judith Aya de...
1403	\$2,650/mth	2/2	\$2.8	950	Jul 2020	Judith Aya de...
1406	\$420,000	2/2	\$433.0	970	Jul 2020	N/A
1506	\$429,000	2/2	\$442.3	970	Jul 2020	MEHDI GHODSI
1604	\$519,990	2/2	\$536.1	970	Jul 2020	YURIT FONSE...
1704	\$4,600/mth	3/3	\$2.3	1970	Jun 2020	N/A
2004	\$850,000	3/2	\$594.4	1430	Feb 2020	SEBASTIAN C...