

Market Report

June, 2022



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

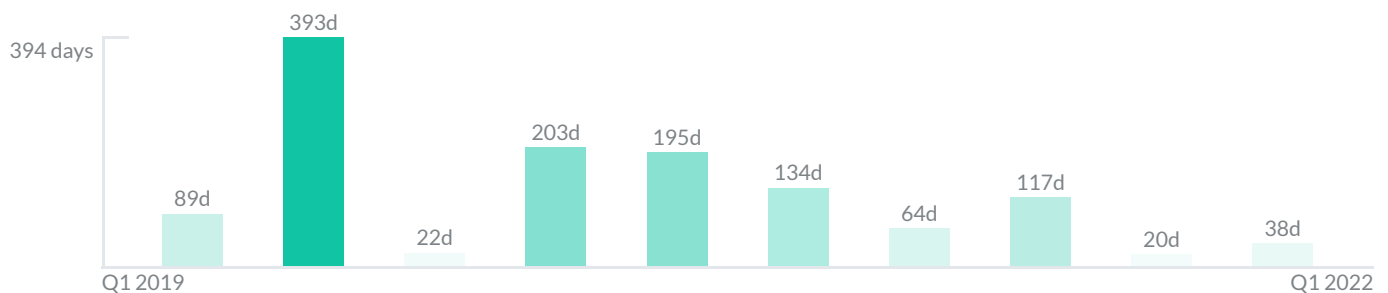
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

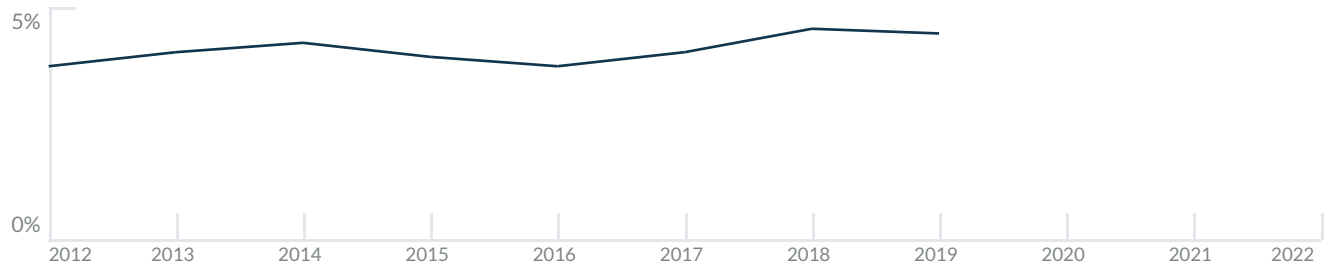


Mortgage Rates

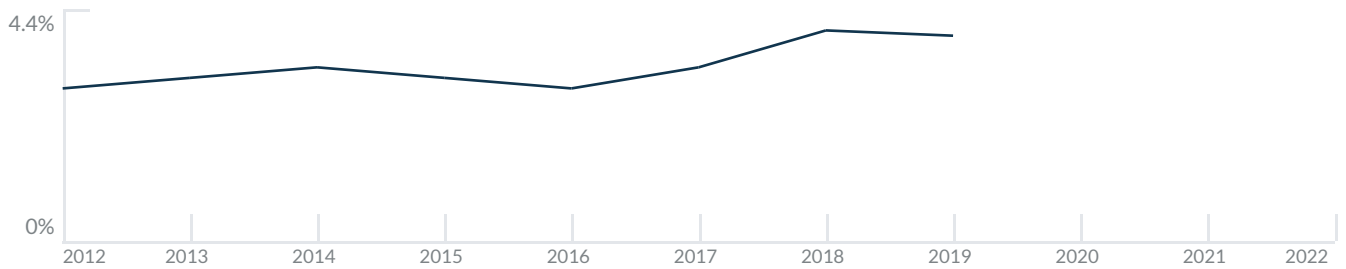
PER YEAR

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©

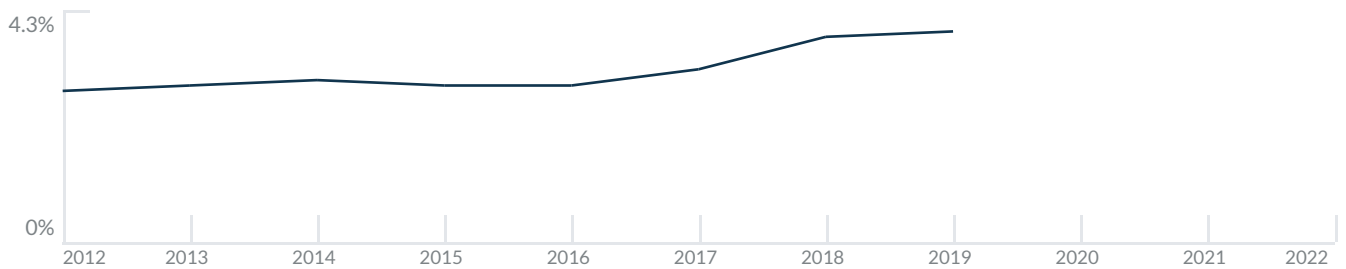
30 YEARS FIXED 4.4%



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
\$499,000
 AVERAGE PRICE
 1 FOR SALE
 0 FOR RENT

3 BED
\$744,000
 AVERAGE PRICE
 3 FOR SALE
 1 FOR RENT

2.8% to 4%
 CAP RATE
 Yearly net income when rent

0.1%
 NEGOTIABILITY
 What you can negotiate

4
 AVAILABLE

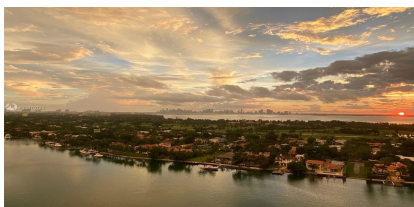
0
 SOLD

Sale within the last month

Activity

SOLD OR RENTED

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



\$679,000



UNIT 2203

SOLD | FEB 2022



\$440,000



UNIT 1403

SOLD | SEP 2021



\$2,700



UNIT 1105

RENTED | AUG 2021



\$405,000



UNIT 603

SOLD | SEP 2021



\$745,000



UNIT PH1701

SOLD | JUL 2021



\$440,000



UNIT 1503

SOLD | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN GRANDVIEW

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2203	\$679,000	2/2	\$665.7	1,020	Jan 2022	38
1403	\$440,000	2/2	\$463.2	950	Sep 2021	15
603	\$405,000	2/2	\$426.3	950	Jul 2021	25
PH17...	\$745,000	3/2	\$536.0	1,390	Jun 2021	195
1503	\$440,000	2/2	\$463.2	950	May 2021	38
2206	\$745,000	3/2	\$521.0	1,430	Mar 2021	14
1805	\$699,995	3/2	\$686.3	1,020	Mar 2021	101
1604	\$519,000	2/2	\$535.1	970	Feb 2021	77
1707	\$525,000	3/2	\$444.9	1,180	Dec 2020	48
2205	\$465,000	2/2	\$455.9	1,020	Nov 2020	N/A
1406	\$420,000	2/2	\$433.0	970	Oct 2020	219
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
1502	\$508,000	3/2	\$430.5	1,180	May 2019	709

Rented

LAST 20 PROPERTIES RENTED IN GRANDVIEW

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1105	\$2,700	2/2	\$2.8	950	Aug 2021	6
906	\$2,300	2/2	\$2.4	970	May 2021	51
1508	\$3,300	3/2	\$2.4	1,390	Apr 2021	69
501	\$3,200	3/2	\$2.3	1,390	Mar 2021	119
408	\$3,150	3/2	\$2.3	1,390	Mar 2021	32
1104	\$2,775	2/2	\$2.9	970	Feb 2021	39
407	\$2,700	3/2	\$2.3	1,180	Jan 2021	2
1704	\$5,000	4/3	\$2.5	1,970	Nov 2020	14
1504	\$2,500	2/2	\$2.6	970	Oct 2020	59
803	\$2,300	2/2	\$2.4	950	Aug 2020	171
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
408	\$720,000	3/2	\$518.0	1390	Apr 2022	SVETLANA K...
508	\$695,000	3/2	\$500.0	1390	Apr 2022	N/A
1201	\$816,800	3/2	\$587.6	1390	Oct 2021	WILFREDO LI...
1504	\$499,000	2/2	\$514.4	970	Feb 2022	ERNESTO A L...
1508	\$4,500/mth	3/2	\$3.2	1390	Feb 2022	N/A