

# Market Report

September, 2020



## Costa Brava

11 Island Ave  
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Costa Brava 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 [costabravacondosforsale.com](http://costabravacondosforsale.com).

## Property Stats

POSTAL CODE 33139

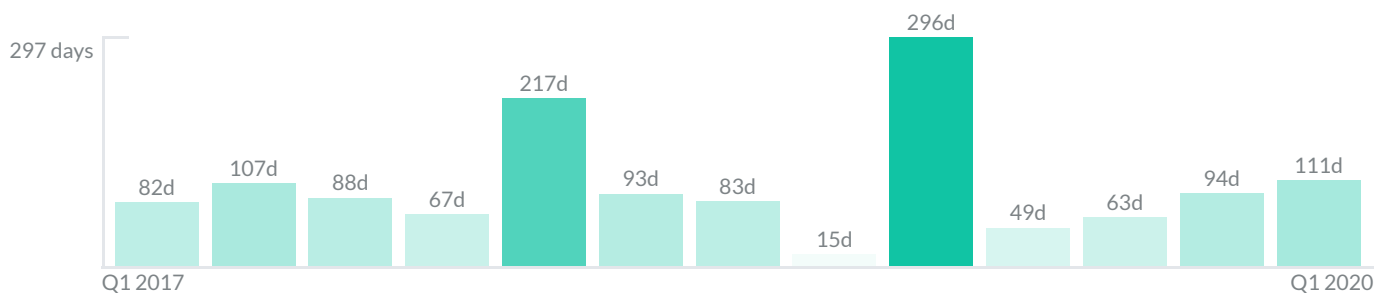
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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 10/10	Anna Maria De Hostos Youth Leadership Center 1/10	New York School Of The Arts 10/10

# Insights

IN COSTA BRAVA

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

2 BEDS

\$869,000  
AVERAGE PRICE

10 FOR SALE  
6 FOR RENT

0.4% to 5.1%

CAP RATE

Yearly net income when rent

7.6%

NEGOTIABILITY

What you can negotiate

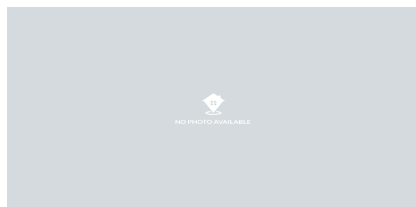


Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Costa Brava



\$2,200



UNIT 1103

RENTED | JUL 2020

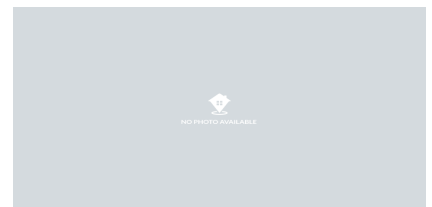


\$3,100



UNIT 708

RENTED | JUL 2020



\$3,500



UNIT 1707

RENTED | JUL 2020



\$3,000



UNIT 1706

RENTED | JUL 2020



\$3,200



UNIT 1506

RENTED | JUL 2020



\$3,800



UNIT 2106

RENTED | JUL 2020

## Sold

LAST 20 PROPERTIES SOLD IN COSTA BRAVA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
402	\$895,000	2/3	\$466.9	1,917	Jan 2020	111
1407	\$550,000	2/2	\$385.2	1,428	Dec 2019	34
1201	\$1,800,000	3/3	\$592.1	3,040	Oct 2019	154
1703	\$499,900	1/2	\$445.1	1,123	Sep 2019	63
309	\$380,000	1/2	\$338.4	1,123	Jun 2019	39
409	\$460,000	1/2	\$409.6	1,123	May 2019	66
410	\$625,000	2/2	\$421.2	1,484	Apr 2019	41
1502	\$1,249,000	2/3	\$651.5	1,917	Feb 2019	176
1401	\$1,397,000	2/2	\$728.7	1,917	Feb 2019	624
1401	\$1,397,000	2/3	\$728.7	1,917	Feb 2019	624
1701	\$1,349,000	2/3	\$703.7	1,917	Jan 2019	35
712	\$899,000	2/3	\$469.0	1,917	Jan 2019	20
804	\$485,000	2/2	\$326.8	1,484	Dec 2018	12
1605	\$525,000	2/2	\$367.6	1,428	Dec 2018	3
1612	\$1,395,000	2/3	\$727.3	1,918	Dec 2018	30
1604	\$635,000	2/2	\$427.9	1,484	Sep 2018	97
609	\$495,000	1/2	\$440.8	1,123	Aug 2018	69
610	\$597,000	2/2	\$402.3	1,484	May 2018	31
902	\$899,000	2/3	\$469.0	1,917	May 2018	138
707	\$595,000	2/2	\$416.7	1,428	Apr 2018	102

## Rented

LAST 20 PROPERTIES RENTED IN COSTA BRAVA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1103	\$2,200	1/2	\$2.0	1,123	Jul 2020	58
708	\$3,100	2/2	\$2.3	1,350	Jul 2020	17
1707	\$3,500	2/2	\$2.5	1,428	Mar 2020	60
1706	\$3,000	2/2	\$2.2	1,350	Feb 2020	40
1506	\$3,200	2/2	\$2.4	1,350	Jan 2020	187
2106	\$3,800	2/2	\$2.8	1,350	Jan 2020	49
1605	\$4,000	2/2	\$2.8	1,428	Dec 2019	46
1504	\$2,800	2/2	\$1.9	1,484	Nov 2019	177
1909	\$2,100	1/2	\$1.9	1,123	Nov 2019	59
812	\$4,200	2/3	\$2.2	1,917	Sep 2019	61
1107	\$3,250	2/2	\$2.3	1,428	Aug 2019	13
2009	\$2,500	1/2	\$2.2	1,123	Aug 2019	28
605	\$2,300	2/2	\$1.6	1,428	Jul 2019	10
1011	\$5,600	2/3	\$2.9	1,917	Jul 2019	28
709	\$2,200	1/2	\$2.0	1,123	Jul 2019	42
404	\$3,250	2/2	\$2.2	1,484	Jul 2019	12
1003	\$2,500	1/2	\$2.2	1,123	Jun 2019	60
908	\$3,700	2/2	\$2.7	1,350	Jun 2019	26
1103	\$2,400	1/2	\$2.1	1,123	Jun 2019	9
1204	\$3,700	2/2	\$2.5	1,484	May 2019	11

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
407	\$2,775/mth	2/2	\$1.9	1428	Jul 2020	SUNNY PARA...
506	\$545,000	2/2	\$403.7	1350	Aug 2020	Agostinho CAL...
508	\$545,000	2/2	\$403.7	1350	Jun 2020	PHILIP M BLU...
604	\$534,000	2/2	\$359.8	1484	Jul 2020	MICHAEL MA...
604	\$2,400/mth	2/2	\$1.6	1484	Aug 2020	MICHAEL MA...
610	\$5,100/mth	2/2	\$3.4	1484	Aug 2020	REMO BIAMO...
906	\$635,000	2/2	\$444.7	1428	Aug 2020	NATALIA CHAR
1011	\$5,500/mth	2/3	\$2.9	1917	Aug 2020	N/A
1108	\$650,000	2/2	\$481.5	1350	Jul 2020	SHAKIB HALA...
1112	\$1,595,000	2/2	\$832.0	1917	Jul 2020	JOSEPH COO...
1606	\$3,400/mth	2/2	\$2.5	1350	Aug 2020	RANITE ALUMA
1705	\$645,000	2/2	\$451.7	1428	Jul 2020	IRA M BAUM...
1711	\$1,180,000	2/3	\$615.5	1917	Jul 2020	MAURICE MO...
1711	\$5,500/mth	2/3	\$2.9	1917	Jul 2020	MAURICE MO...
1802	\$1,399,000	2/3	\$729.8	1917	Jul 2020	GUILHERME...
2102	\$959,000	2/3	\$500.3	1917	Aug 2020	MERRI MANN