

# Market Report

October, 2021



## 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

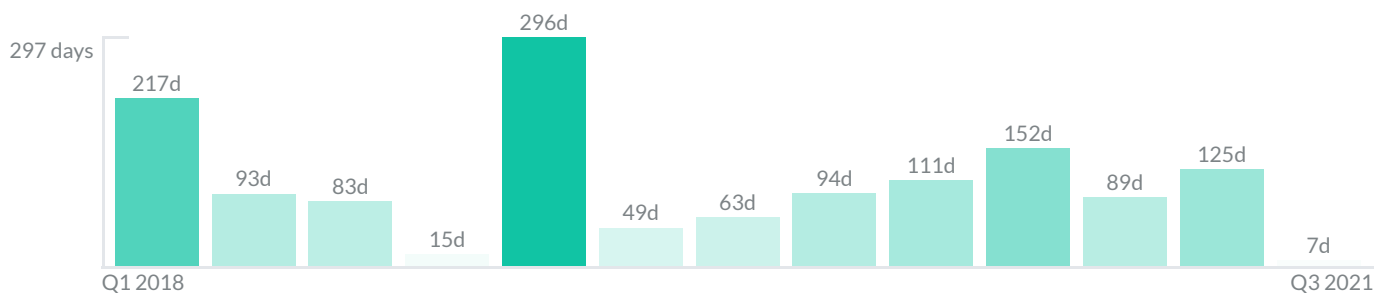
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

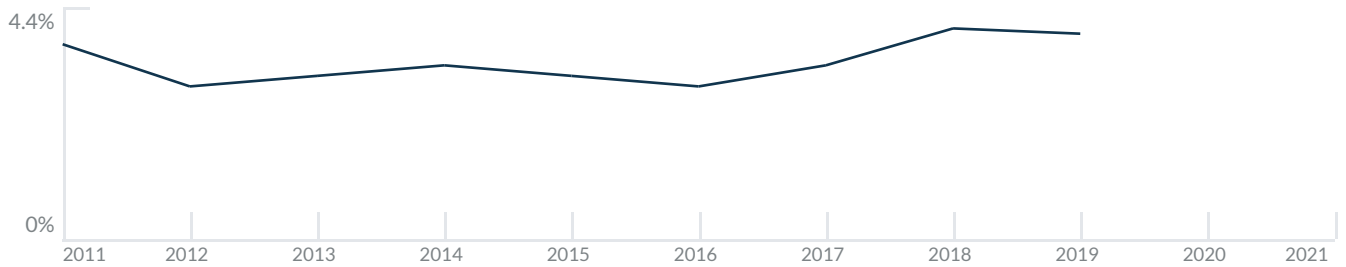
PER YEAR

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©

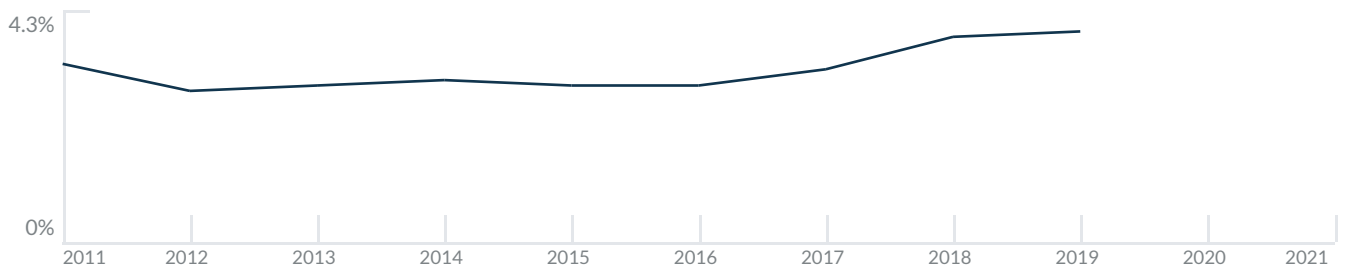
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

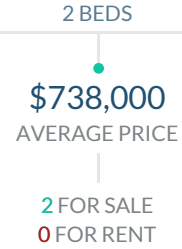
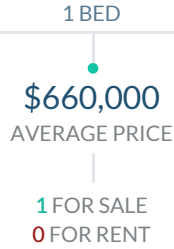
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

| SCHOOL                                  | RATING |
|---|--------|
| School For Advanced Studies             | 10/10  |
| Apia Wagner                             | 10/10  |
| Maria De Hostos Youth Leadership Center | 1/10   |
| New York School Of The Arts             | 10/10  |

# Insights

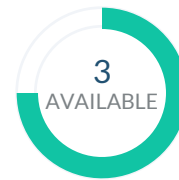
IN COSTA BRAVA

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



**2.1% to 3.4%**  
CAP RATE  
Yearly net income when rent

**2.3%**  
NEGOTIABILITY  
What you can negotiate

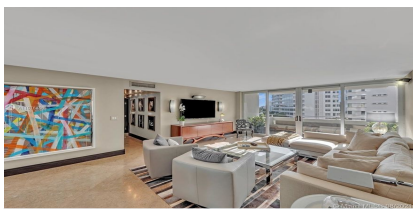


Sale within the last month

# Activity

SOLD OR RENTED

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

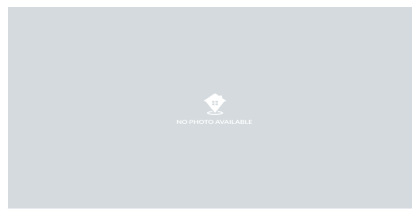


\$695,000



UNIT 510

**SOLD** | SEP 2021



\$4,200



UNIT 1110

**RENTED** | AUG 2021



\$4,800



UNIT 610

**RENTED** | AUG 2021



\$697,500



UNIT 708

**SOLD** | AUG 2021

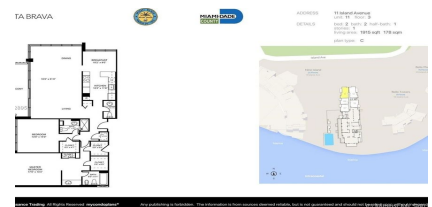


\$3,550



UNIT 1605

**RENTED** | SEP 2021



\$825,000



UNIT 811

**SOLD** | JUL 2021

## Sold

LAST 20 PROPERTIES SOLD IN COSTA BRAVA

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft  | Buying Date | Days on Market |
|------|-------------|------------|---------|-------|-------------|----------------|
| 510  | \$695,000   | 2/2        | \$506.6 | 1,372 | Sep 2021    | 4              |
| 708  | \$697,500   | 2/2        | \$516.7 | 1,350 | Aug 2021    | 15             |
| 811  | \$825,000   | 2/3        | \$430.4 | 1,917 | Jul 2021    | 2              |
| 1010 | \$575,000   | 2/2        | \$387.5 | 1,484 | Jul 2021    | 8              |
| 603  | \$650,000   | 1/1        | \$578.8 | 1,123 | Jun 2021    | 71             |
| 1206 | \$679,000   | 2/2        | \$503.0 | 1,350 | Jun 2021    | 5              |
| 703  | \$674,500   | 1/2        | \$600.6 | 1,123 | Jun 2021    | 647            |
| 2111 | \$1,150,000 | 2/3        | \$599.9 | 1,917 | Jun 2021    | 24             |
| 2011 | \$950,000   | 2/3        | \$495.6 | 1,917 | May 2021    | 94             |
| 2108 | \$665,000   | 2/2        | \$492.6 | 1,350 | Apr 2021    | 9              |
| PH2  | \$1,445,000 | 2/3        | \$610.2 | 2,368 | Apr 2021    | N/A            |
| 1412 | \$1,248,000 | 2/3        | \$651.0 | 1,917 | Apr 2021    | 26             |
| 605  | \$540,000   | 2/2        | \$378.2 | 1,428 | Mar 2021    | 86             |
| 1610 | \$565,000   | 2/2        | \$380.7 | 1,484 | Mar 2021    | 26             |
| 2006 | \$650,000   | 2/2        | \$481.5 | 1,350 | Mar 2021    | 123            |
| 1512 | \$1,275,000 | 2/3        | \$665.1 | 1,917 | Mar 2021    | N/A            |
| 912  | \$799,000   | 2/3        | \$416.8 | 1,917 | Mar 2021    | 116            |
| 312  | \$985,000   | 2/3        | \$513.8 | 1,917 | Feb 2021    | 99             |
| 2102 | \$959,000   | 2/3        | \$500.3 | 1,917 | Feb 2021    | 199            |
| 611  | \$1,050,000 | 2/3        | \$547.7 | 1,917 | Feb 2021    | 9              |

## Rented

LAST 20 PROPERTIES RENTED IN COSTA BRAVA

| Unit | Price   | Beds/Baths | \$/Sqft | Sqft  | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 1110 | \$4,200 | 2/2        | \$2.8   | 1,484 | Aug 2021    | 5              |
| 610  | \$4,800 | 2/2        | \$3.2   | 1,484 | Aug 2021    | 70             |
| 1605 | \$3,550 | 2/2        | \$2.5   | 1,428 | Aug 2021    | 3              |
| 610  | \$4,900 | 2/2        | \$3.3   | 1,484 | Feb 2021    | 347            |
| 2103 | \$2,550 | 1/2        | \$2.3   | 1,123 | Jan 2021    | 27             |
| 1210 | \$3,100 | 2/2        | \$2.1   | 1,484 | Dec 2020    | 23             |
| 407  | \$2,700 | 2/2        | \$1.9   | 1,428 | Dec 2020    | 414            |
| 1402 | \$4,400 | 2/3        | \$2.3   | 1,917 | Dec 2020    | 63             |
| 1105 | \$2,950 | 2/2        | \$2.1   | 1,428 | Dec 2020    | 57             |
| 1003 | \$2,600 | 1/2        | \$2.3   | 1,123 | Dec 2020    | 48             |
| 509  | \$2,350 | 1/2        | \$2.1   | 1,123 | Nov 2020    | 34             |
| 1802 | \$5,200 | 2/3        | \$2.7   | 1,917 | Oct 2020    | 10             |
| 1110 | \$3,200 | 2/2        | \$2.2   | 1,484 | Sep 2020    | 281            |
| 1004 | \$3,600 | 1/2        | \$2.4   | 1,484 | Sep 2020    | 7              |
| 604  | \$2,400 | 2/2        | \$1.6   | 1,484 | Aug 2020    | 33             |
| 908  | \$3,200 | 2/2        | \$2.4   | 1,350 | Aug 2020    | 64             |
| 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             |

## Currently Listed

---

ACTIVE LISTINGS 1/1

| Unit | Price     | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner          |
|------|-----------|------------|---------|------|--------------|----------------|
| 704  | \$725,000 | 2/2        | \$488.5 | 1484 | Sep 2021     | JEFFERSON B... |
| 803  | \$660,000 | 1/2        | \$642.6 | 1027 | Sep 2021     | DEBRA OHAN...  |
| 808  | \$750,000 | 2/2        | \$605.8 | 1238 | Sep 2021     | VICTOR OQU...  |