

Market Report

October, 2022



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 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 costabravacondosforsale.com.

Property Stats

POSTAL CODE 33139

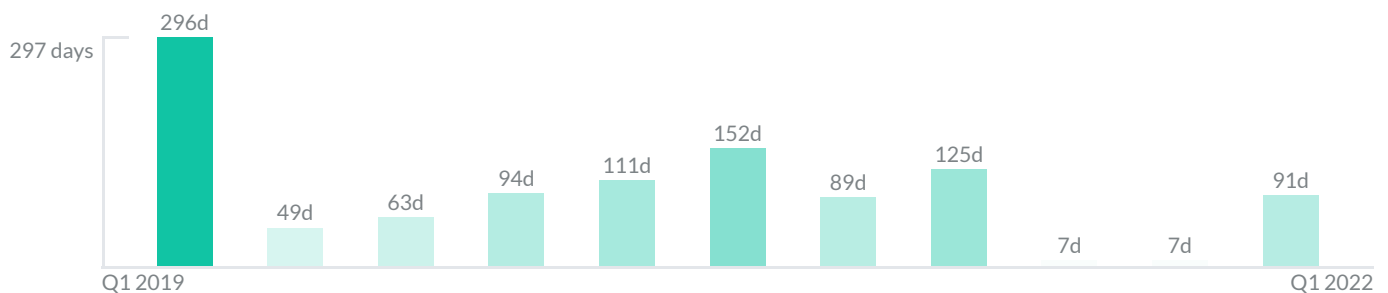
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

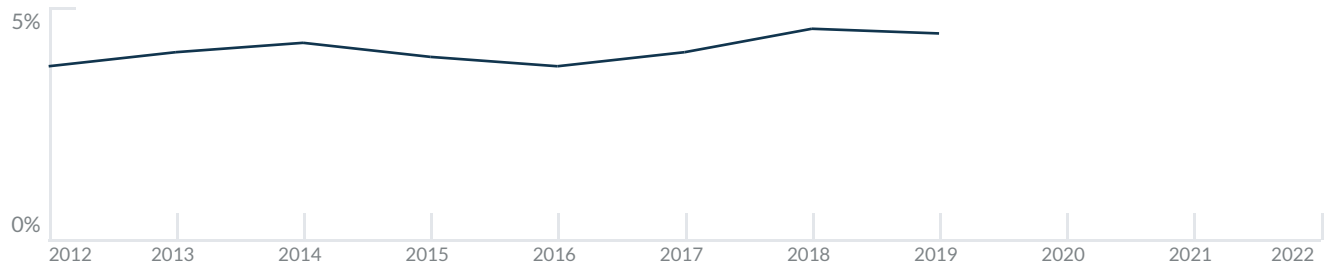


Mortgage Rates

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.

1 BED

\$695,000
AVERAGE PRICE

1 FOR SALE
0 FOR RENT

2.1% to 2.1%

CAP RATE

Yearly net income when rent

3.6%

NEGOTIABILITY

What you can negotiate

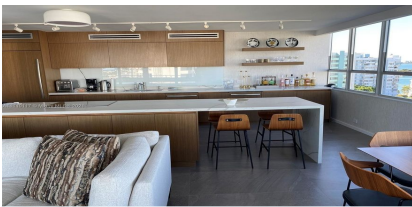


Sale within the last month

Activity

SOLD OR RENTED

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



\$14,000



UNIT 1512

RENTED | APR 2022

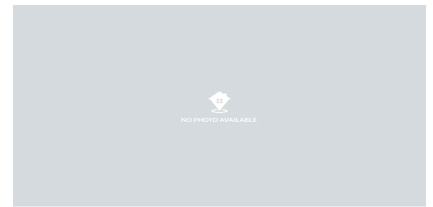


\$685,000



UNIT 803

SOLD | FEB 2022



\$1,450,000



UNIT 1001

SOLD | FEB 2022



\$699,000



UNIT 2008

SOLD | FEB 2022



\$5,500



UNIT 2110

RENTED | FEB 2022



\$2,600



UNIT 1103

RENTED | OCT 2021

Sold

LAST 20 PROPERTIES SOLD IN COSTA BRAVA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
803	\$685,000	1/2	\$667.0	1,027	Jan 2022	91
1001	\$1,450,000	2/3	\$836.7	1,733	Dec 2021	N/A
2008	\$699,000	2/2	\$564.6	1,238	Dec 2021	7
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

Rented

LAST 20 PROPERTIES RENTED IN COSTA BRAVA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1512	\$14,000	2/3	\$8.1	1,733	Mar 2022	22
2110	\$5,500	2/2	\$4.0	1,372	Dec 2021	10
1103	\$2,600	1/2	\$2.5	1,027	Sep 2021	42
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2009	\$695,000	1/2	\$676.7	1027	Aug 2022	LISA CUSHING