

Market Report

August, 2019



Georgian Miami Beach

1621 Collins Ave
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on Georgian Miami Beach 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 georgiancondosforsale.com.

Property Stats

POSTAL CODE 33141

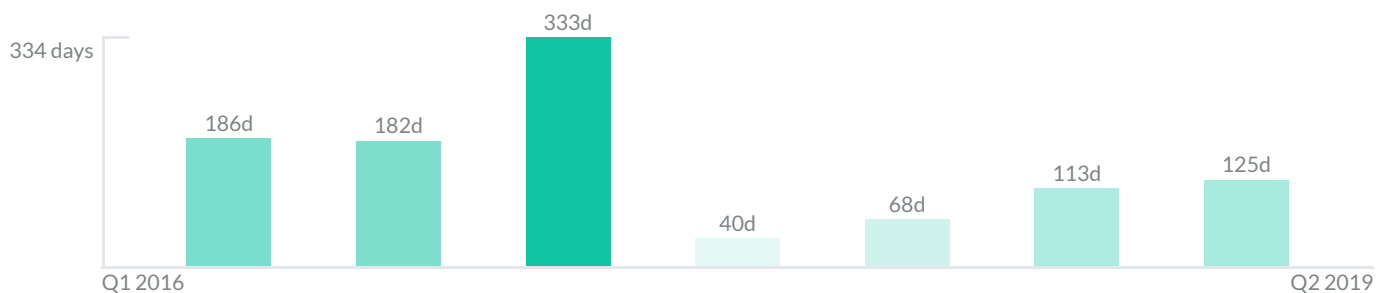
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

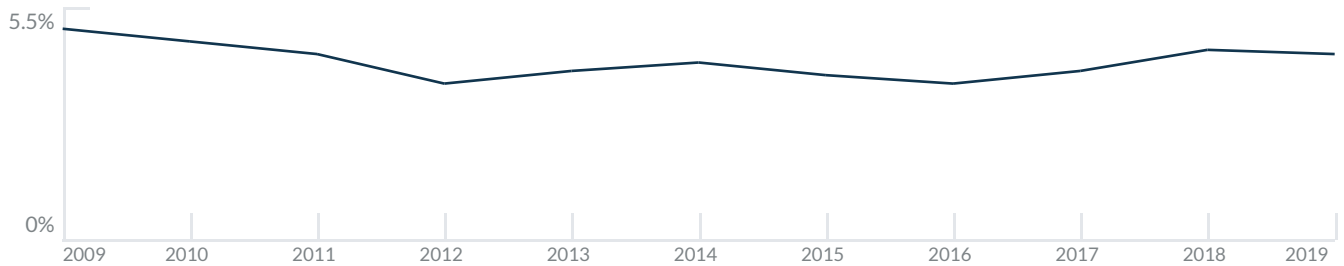


Mortgage Rates

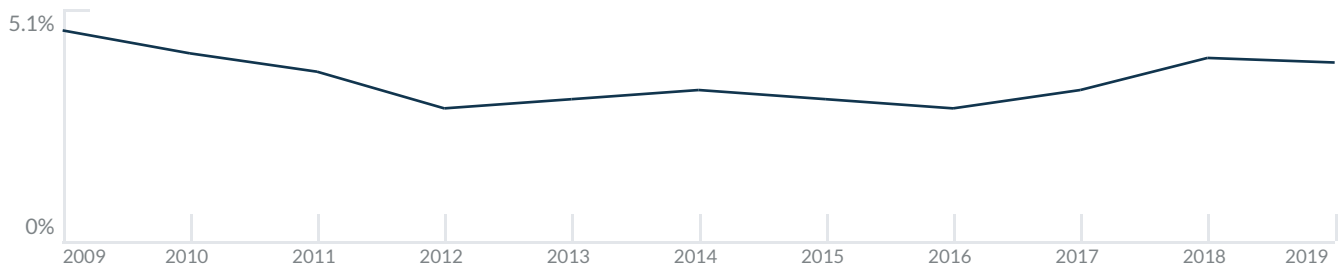
PER YEAR

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	Adria Dugan Maria De Hostos Youth Leadership Center	New York School Of The Arts
10/10	1/10	10/10

Insights

IN GEORGIAN MIAMI BEACH

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

1 BED

\$430,000
AVERAGE PRICE

1 FOR SALE
0 FOR RENT

2 BEDS

\$587,000
AVERAGE PRICE

9 FOR SALE
5 FOR RENT

0.7% to 2.5%

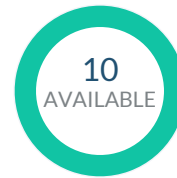
CAP RATE

Yearly net income when rent

6.4%

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 Georgian Miami Beach



\$549,000



UNIT 906

SOLD | NOV 2018



\$2,490



UNIT 603

RENTED | FEB 2019



\$349,000



UNIT 514

SOLD | FEB 2019



\$344,500



UNIT 504C

SOLD | OCT 2018



\$2,900



UNIT 803

RENTED | NOV 2018



\$1,800



UNIT 404

RENTED | SEP 2018

Sold

LAST 20 PROPERTIES SOLD IN GEORGIAN MIAMI BEACH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
906	\$549,000	2/2	\$608.6	902	Jun 2019	177
514	\$349,000	1/1	\$433.0	806	May 2019	72
504C	\$344,500	1/1	\$427.4	806	Mar 2019	113
201	\$479,000	2/2	N/A	N/A	Oct 2018	68
704	\$365,000	1/1	\$452.9	806	Jun 2017	16
801	\$629,000	2/2	\$578.1	1,088	May 2017	64
208	\$363,000	1/1	\$450.4	806	Jan 2017	333
PH10...	\$690,000	2/2	\$782.3	882	Jun 2016	193
N/A	\$680,000	2/2	\$778.0	874	Apr 2016	163
320	\$995,000	2/2	\$843.2	1,180	Apr 2016	191
1005	\$1,300,000	3/3	\$766.5	1,696	Jan 2016	259
308	\$340,000	1/1	\$421.8	806	Jan 2016	113
916	\$679,900	2/2	\$753.8	902	Oct 2015	123
N/A	\$799,000	2/2	\$734.4	1,088	Sep 2015	249
303	\$569,000	2/2	\$645.1	882	Jun 2015	181
802	\$694,000	2/2	\$637.9	1,088	Nov 2014	64
905	\$699,000	2/2	\$799.8	874	Sep 2014	52
N/A	\$825,000	2/2	\$744.6	1,108	Jun 2014	9
708	\$335,000	1/1	\$415.6	806	Mar 2014	88
215	\$545,000	2/2	\$527.1	1,034	Mar 2014	97

Rented

LAST 20 PROPERTIES RENTED IN GEORGIAN MIAMI BEACH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
603	\$2,490	2/2	\$2.8	882	Jun 2019	100
803	\$2,900	2/2	\$3.3	882	Feb 2019	99
404	\$1,800	1/1	\$2.2	806	Jan 2019	85
703	\$2,400	2/2	\$2.7	882	Nov 2018	11
302	\$2,700	2/2	\$2.5	1,088	Sep 2018	117
502	\$2,400	2/2	\$2.2	1,088	Mar 2018	9
301	\$2,200	2/2	\$2.0	1,088	Mar 2018	72
607	\$2,900	2/2	\$2.7	1,088	Feb 2018	146
503	\$2,495	2/2	\$2.8	882	Jan 2018	20
201	\$2,500	2/2	\$2.3	1,088	Nov 2017	16
404	\$1,750	1/1	\$2.2	806	Oct 2017	136
PH10...	\$2,300	2/2	\$2.4	961	Oct 2017	178
311	\$2,150	2/2	\$2.4	882	Jul 2017	141
310	\$2,800	2/2	\$2.6	1,088	Jun 2017	72
901	\$2,300	2/2	\$2.1	1,088	May 2017	68
PH10...	\$3,600	3/3	\$2.1	1,696	Apr 2017	24
914	\$1,900	1/1	\$2.4	806	Mar 2017	191
709	\$3,200	2/2	\$2.9	1,088	Mar 2017	89
607	\$3,000	2/2	\$2.8	1,088	Feb 2017	117
915	\$2,600	2/2	\$2.5	1,034	Jan 2017	44

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH10...	\$490,000	2/2	\$555.6	882	Jun 2019	N/A
218	\$2,600/mth	2/2	\$2.3	1108	Jul 2019	N/A
220	\$695,000	2/2	\$589.0	1180	Feb 2019	N/A
301	\$480,000	2/2	\$441.2	1088	Dec 2017	LICINIO DIAS
312	\$2,399/mth	2/2	\$2.2	1088	Jun 2019	N/A
312	\$749,999	2/2	\$689.3	1088	Jul 2019	N/A
502	\$549,000	2/2	\$504.6	1088	Jun 2019	N/A
505	\$530,000	2/2	\$606.4	874	Jun 2019	N/A
607	\$3,200/mth	2/2	\$2.9	1088	Apr 2019	N/A
616	\$489,000	2/2	\$542.1	902	Jun 2019	N/A
707	\$3,199/mth	2/2	\$2.9	1088	Oct 2018	N/A
709	\$2,600/mth	2/2	\$2.4	1088	Aug 2018	N/A
711	\$460,000	2/2	\$521.5	882	Apr 2019	N/A
908	\$429,900	1/2	\$533.4	806	Apr 2018	MIKHAIL ANIS...
915	\$840,000	2/2	\$812.4	1034	Apr 2019	N/A