

Market Report

October, 2021



Eighty Seven Park

8701 Collins Ave
Miami Beach, FL 33154

Every month we compile this comprehensive market report focus on Eighty Seven Park 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 eightysevenparkcondosforsale.com.

Property Stats

POSTAL CODE 33154

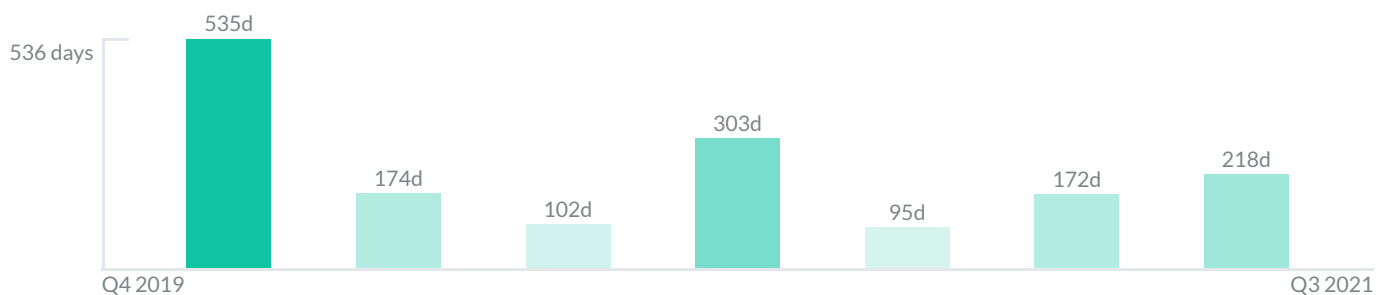
The property stats graph represents the median price evolution since ten years in your postal code area.



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

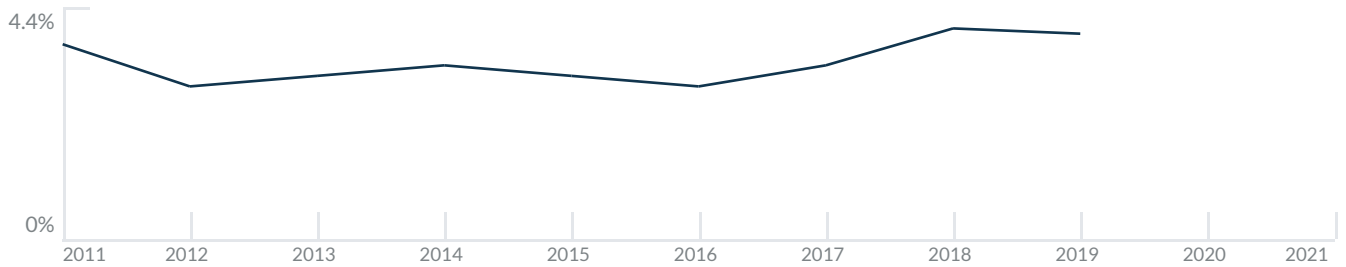
PER YEAR

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©

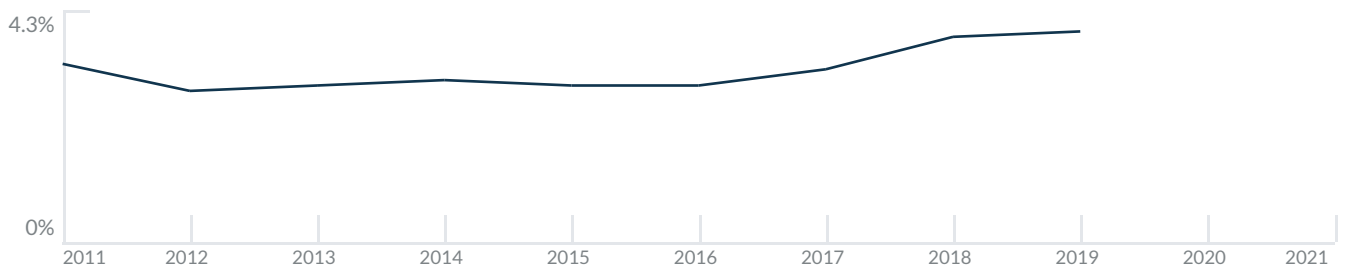
30 YEARS FIXED 4.4%



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 |
|---------------------------|---|--------------------------------|
| Mater Academy Miami Beach | Aspira Raul Arnaldo Martinez Charter School | North Miami Senior High School |
| 8/10 | 2/10 | 3/10 |

Insights

IN EIGHTY SEVEN PARK

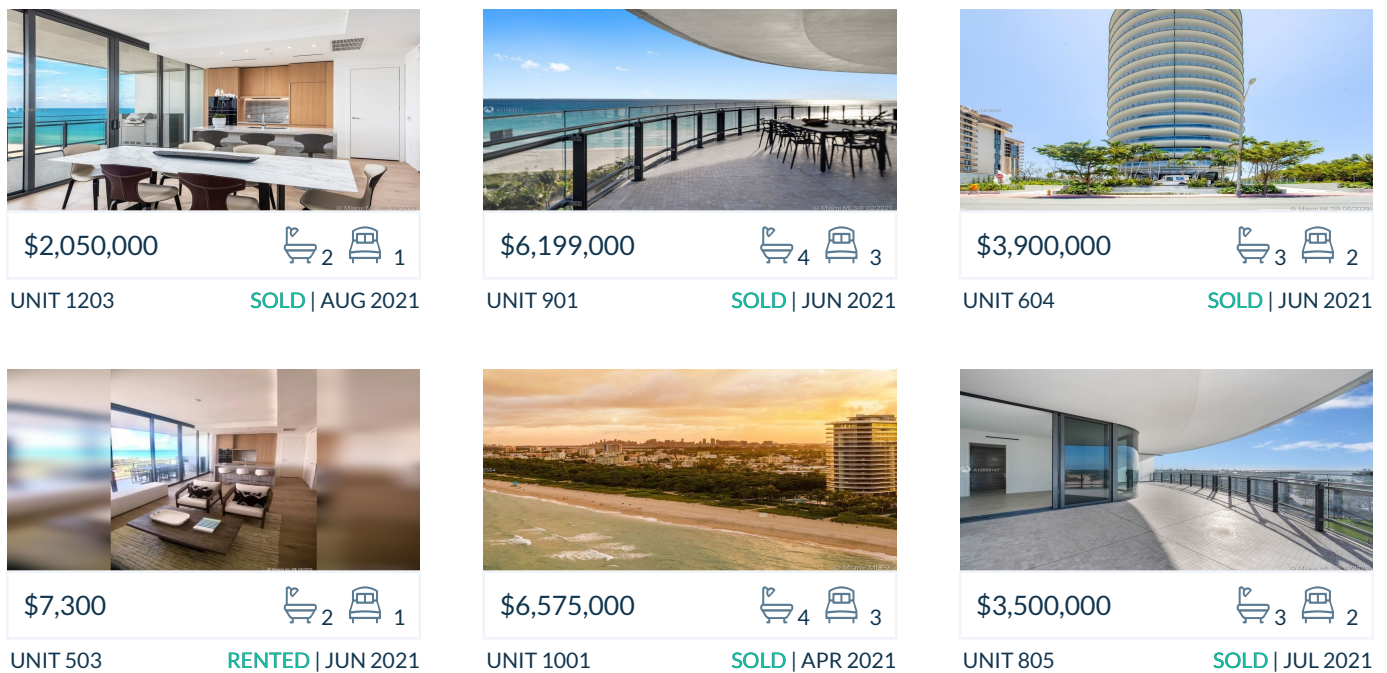
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Eighty Seven Park



Sold

LAST 20 PROPERTIES SOLD IN EIGHTY SEVEN PARK

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|------|-------------|------------|-----------|-------|-------------|----------------|
| 1203 | \$2,050,000 | 1/2 | \$2,013.8 | 1,018 | Aug 2021 | 218 |
| 901 | \$6,199,000 | 3/4 | \$2,560.5 | 2,421 | Jun 2021 | 82 |
| 604 | \$3,900,000 | 2/3 | \$2,445.1 | 1,595 | Jun 2021 | 333 |
| 1001 | \$6,575,000 | 3/4 | \$2,965.7 | 2,217 | Apr 2021 | 101 |
| 805 | \$3,500,000 | 2/3 | \$2,299.6 | 1,522 | Mar 2021 | 88 |
| 905 | \$3,499,000 | 2/3 | \$2,298.9 | 1,522 | Feb 2021 | 77 |
| 1505 | \$8,495,000 | 3/4 | \$2,455.2 | 3,460 | Jan 2021 | 120 |
| 1101 | \$5,995,000 | 3/4 | \$2,476.2 | 2,421 | Dec 2020 | 183 |
| 306 | \$2,950,000 | 2/3 | \$1,841.4 | 1,602 | Oct 2020 | 423 |
| 1205 | \$3,700,000 | 2/3 | \$2,237.0 | 1,654 | Jul 2020 | 144 |
| 1201 | \$7,150,000 | 3/4 | N/A | N/A | Jul 2020 | 59 |
| 1103 | \$1,950,000 | 1/2 | \$1,915.5 | 1,018 | Feb 2020 | 174 |
| 805 | \$3,400,000 | 2/3 | \$2,055.6 | 1,654 | Dec 2019 | 92 |
| 601 | \$6,700,000 | 3/4 | \$2,767.5 | 2,421 | Nov 2019 | 978 |

Rented

LAST 20 PROPERTIES RENTED IN EIGHTY SEVEN PARK

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|----------|------------|---------|-------|-------------|----------------|
| 503 | \$7,300 | 1/2 | \$8.6 | 851 | Jun 2021 | 7 |
| 602 | \$45,000 | 3/4 | \$19.7 | 2,279 | Feb 2021 | 68 |
| 601 | \$75,000 | 3/4 | \$33.6 | 2,233 | Jan 2021 | 4 |
| 905 | \$35,000 | 2/3 | \$23.0 | 1,522 | Jan 2021 | 44 |
| 1605 | \$65,000 | 3/5 | \$20.3 | 3,202 | Dec 2020 | 40 |
| 404 | \$17,000 | 2/3 | \$11.7 | 1,457 | Dec 2020 | 190 |
| 701 | \$35,000 | 3/4 | \$15.7 | 2,233 | Dec 2020 | 131 |
| 604 | \$18,000 | 2/3 | \$11.3 | 1,595 | Nov 2020 | 126 |
| 503 | \$7,300 | 1/2 | \$8.6 | 851 | Nov 2020 | 19 |
| 605 | \$20,000 | 2/3 | \$13.1 | 1,522 | Oct 2020 | 108 |
| 1003 | \$7,600 | 1/2 | \$7.5 | 1,018 | Sep 2020 | 80 |
| 803 | \$9,000 | 1/2 | N/A | N/A | Jul 2020 | 100 |

Currently Listed

ACTIVE LISTINGS 1/1

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|----------|--------------|------------|-----------|------|--------------|-------|
| 601 | \$6,450,000 | 3/4 | \$2,888.5 | 2233 | Sep 2021 | N/A |
| 603 | \$1,950,000 | 1/2 | \$1,232.6 | 1582 | Sep 2021 | N/A |
| 701 | \$35,000/mth | 3/4 | \$15.7 | 2233 | Sep 2021 | N/A |
| 703 | \$2,000,000 | 1/2 | \$1,264.2 | 1582 | Sep 2021 | N/A |
| 703 | \$14,500/mth | 1/2 | \$9.2 | 1582 | Sep 2021 | N/A |
| 1005 | \$3,699,000 | 2/3 | \$2,430.4 | 1522 | Sep 2021 | N/A |
| 1102/... | \$24,000,000 | 4/5 | \$4,437.0 | 5409 | Sep 2021 | N/A |