



Arte City Condos

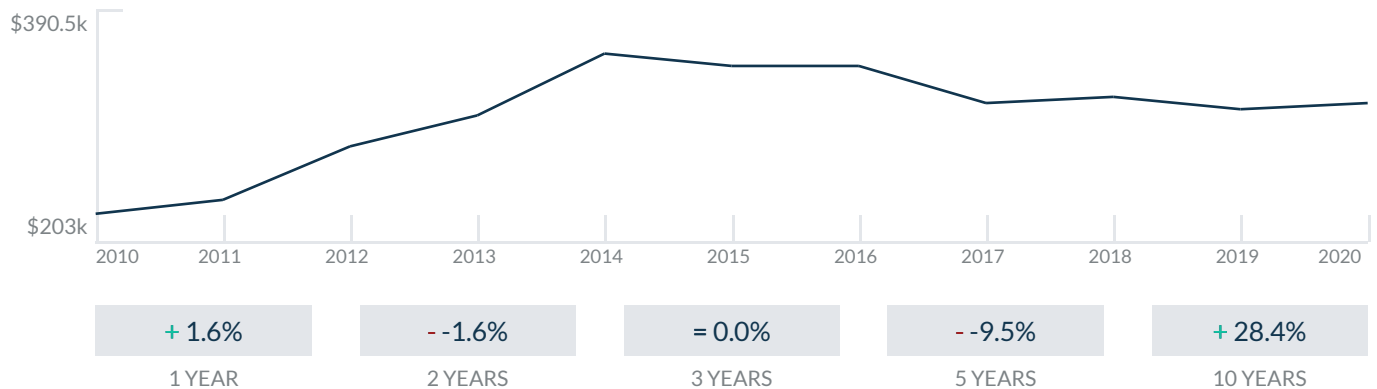
2100 Park Ave
South Beach, FL 33139

Every month we compile this comprehensive market report focus on Arte City Condos 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 artecitycondosforsale.com.

Property Stats

POSTAL CODE 33139

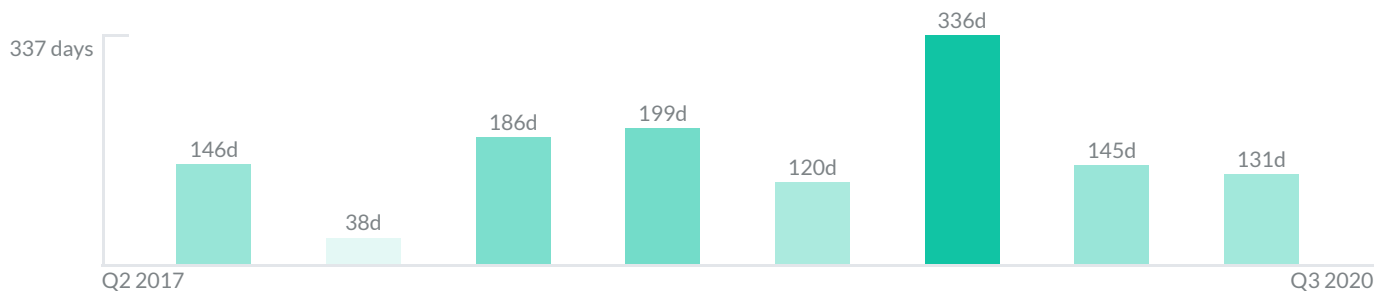
The property stats graph represents the median price evolution since ten years in your postal code area.



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

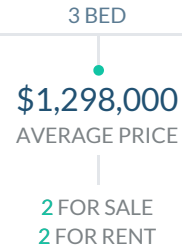
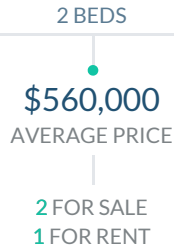
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

School Name	Rating
School For Advanced Studies	10/10
Walter De Hostos Youth Leadership Charter School	1/10
Art and Culture Senior High School	10/10

Insights

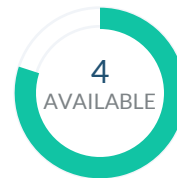
IN ARTE CITY CONDOS

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



0.5% to 4.4%
CAP RATE
Yearly net income when rent

7.5%
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 Arte City Condos



\$589,900



UNIT 304

SOLD | AUG 2020



\$4,000



UNIT 406

RENTED | AUG 2020

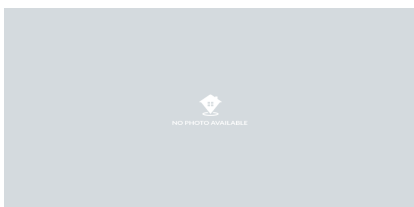


\$3,750



UNIT 208

RENTED | JUL 2020



\$3,950



UNIT 503

RENTED | AUG 2020

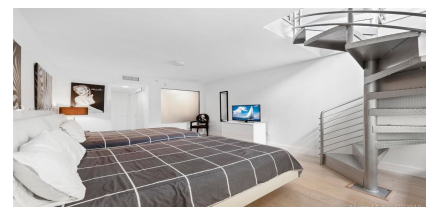


\$989,000



UNIT 605

SOLD | JUL 2020



\$2,525



UNIT TH7

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN ARTE CITY CONDOS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
304	\$589,900	2/2	\$549.3	1,074	Aug 2020	131
605	\$989,000	2/2	\$732.6	1,350	Jun 2020	145
309	\$589,000	2/2	\$479.6	1,228	Mar 2020	336
105S	\$529,900	1/2	\$671.6	789	Jul 2019	120
PH502	\$999,000	2/2	\$914.8	1,092	Sep 2018	199
PH511	\$975,000	2/2	\$966.3	1,009	Jun 2018	186
S-412	\$699,000	2/2	\$692.8	1,009	Jan 2018	38
TH10	\$649,000	2/3	\$476.9	1,361	Apr 2017	106
406	\$789,000	2/2	\$643.6	1,226	Apr 2017	166
406	\$789,000	2/2	\$643.6	1,226	Apr 2017	166
PH 509	\$1,595,000	3/3	\$1,132.8	1,408	Oct 2015	90
PH 509	\$1,595,000	3/3	\$1,132.8	1,408	Oct 2015	90
309	\$849,900	2/2	\$688.7	1,234	Aug 2015	59
N304	\$639,000	2/2	\$608.6	1,050	May 2015	567
501	\$1,600,000	2/2	\$1,098.1	1,457	Mar 2015	80
501	\$1,600,000	2/2	\$1,098.1	1,457	Mar 2015	80
312	\$759,000	2/2	\$734.8	1,033	Jun 2014	34
312	\$759,000	2/2	\$734.8	1,033	Jun 2014	34
107	\$515,000	1/1	\$625.8	823	Mar 2014	34
309	\$695,000	2/2	\$566.0	1,228	Sep 2013	40

Rented

LAST 20 PROPERTIES RENTED IN ARTE CITY CONDOS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
406	\$4,000	2/2	\$3.3	1,226	Aug 2020	234
208	\$3,750	2/2	\$3.4	1,116	Jul 2020	7
503	\$3,950	2/2	\$3.5	1,123	Jul 2020	101
TH7	\$2,525	1/2	\$3.2	791	Mar 2020	169
210	\$3,600	2/2	\$3.6	1,006	Jan 2020	84
501	\$5,590	2/2	\$4.3	1,310	Oct 2019	187
201	\$2,350	1/1	\$1.8	1,310	Oct 2019	48
409	\$4,200	2/2	\$3.3	1,288	Oct 2019	134
202	\$2,750	2/1	\$3.2	873	Oct 2019	48
402	\$3,800	2/2	\$3.9	981	Sep 2019	108
605	\$4,250	2/2	\$2.9	1,453	Sep 2019	146
PH602	\$4,975	2/2	\$4.5	1,114	Sep 2019	112
TH 5E	\$2,950	1/2	N/A	N/A	Sep 2019	113
N308	\$2,595	1/2	\$3.0	868	Aug 2019	120
103	\$2,300	1/2	\$3.1	748	Jul 2019	19
104	\$2,400	1/2	\$3.5	686	Jul 2019	46
402	\$2,300	1/1	\$3.2	721	Jul 2019	14
405	\$2,250	1/2	\$3.0	748	Jun 2019	31
406	\$4,500	2/2	\$3.7	1,226	Jun 2019	57
9	\$2,950	1/2	\$3.7	804	May 2019	49

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH507	\$1,695,000	3/3	\$927.8	1827	Aug 2020	N/A
201	\$900,000	3/2	\$687.0	1310	Jul 2020	STEPHEN R B...
204	\$540,000	2/2	\$502.8	1074	Aug 2020	N/A
301	\$4,000/mth	3/2	\$3.1	1310	Jun 2020	N/A
311	\$579,000	2/2	\$575.5	1006	Jul 2020	N/A
314	\$4,500/mth	2/2	\$4.5	1009	Aug 2020	LAWRENCE F...
407	\$6,800/mth	3/3	\$4.0	1691	Jun 2020	SIMON LEE SU...