

# Market Report

October, 2021



## 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](http://artecitycondosforsale.com).

## Property Stats

POSTAL CODE 33139

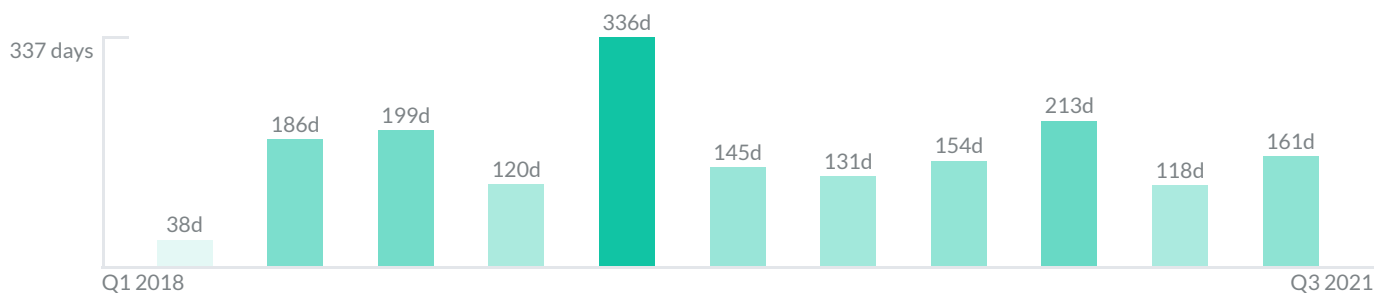
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

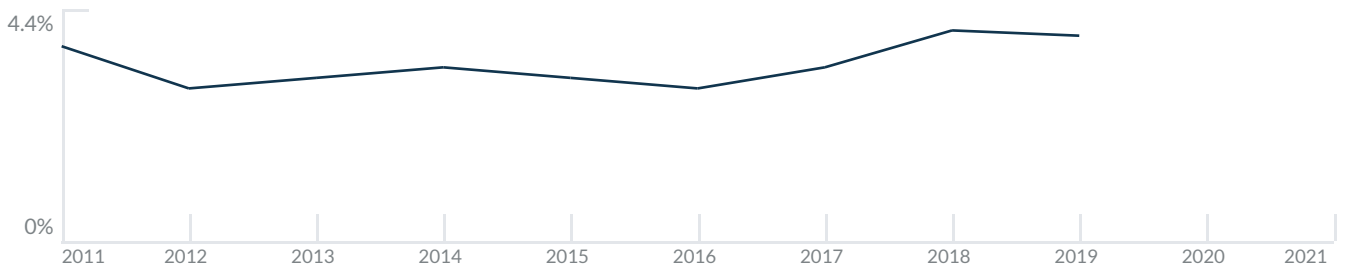
PER YEAR

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©

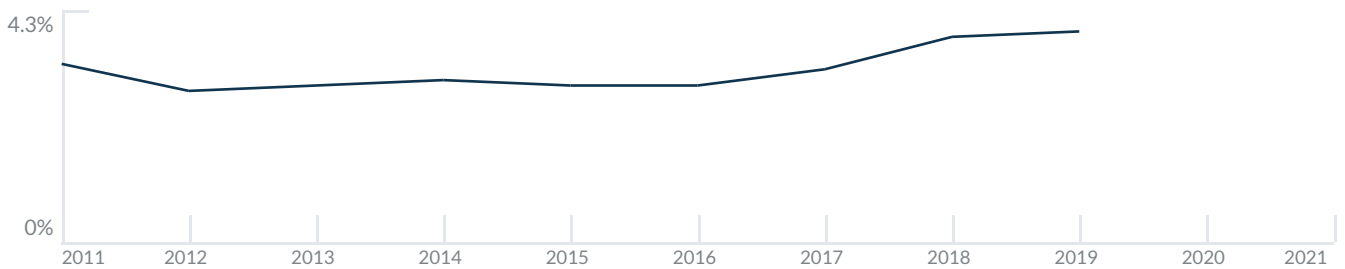
30 YEARS FIXED 4.4%



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©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies in Music	De Hostos Youth Leadership Charter School	Artistic Culture Senior High School
10/10	1/10	10/10

# Insights

IN ARTE CITY CONDOS

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

2 BEDS

**\$749,000**  
AVERAGE PRICE

1 FOR SALE  
1 FOR RENT

3 BED

**\$1,585,000**  
AVERAGE PRICE

1 FOR SALE  
0 FOR RENT

**-1.3% to 4.8%**

CAP RATE

Yearly net income when rent

**2.2%**

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



\$2,600



UNIT 104

RENTED | AUG 2021



\$939,000



UNIT PH 510 S.

SOLD | JUL 2021



\$3,800



UNIT 202

RENTED | AUG 2021



\$4,100



UNIT 210

RENTED | JUL 2021

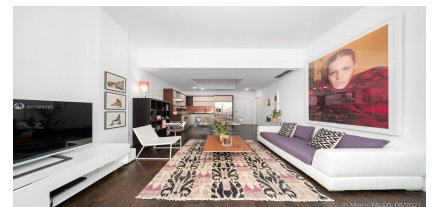


\$4,200



UNIT S211

RENTED | JUL 2021



\$2,750



UNIT 109

RENTED | JUN 2021

## Sold

LAST 20 PROPERTIES SOLD IN ARTE CITY CONDOS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
ph 51...	\$939,000	2/2	\$909.0	1,033	Jul 2021	161
101	\$690,000	3/2	\$478.5	1,442	May 2021	118
201	\$840,000	3/2	\$564.9	1,487	Mar 2021	257
311	\$579,000	2/2	\$575.5	1,006	Mar 2021	169
204	\$540,000	2/2	\$502.8	1,074	Oct 2020	154
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

## Rented

LAST 20 PROPERTIES RENTED IN ARTE CITY CONDOS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
104	\$2,600	1/2	\$3.8	686	Aug 2021	9
202	\$3,800	2/2	\$3.7	1,020	Jul 2021	28
210	\$4,100	2/2	\$3.7	1,105	Jul 2021	24
S211	\$4,200	2/2	\$4.1	1,033	Jun 2021	125
109	\$2,750	1/2	\$3.8	716	Jun 2021	7
107 S	\$2,550	1/2	\$3.5	721	May 2021	24
204	\$4,500	2/2	\$4.2	1,074	May 2021	24
503	\$5,000	2/2	\$4.5	1,123	May 2021	8
406	\$4,850	2/2	\$4.0	1,226	Apr 2021	6
303	\$2,450	1/2	\$3.4	716	Jan 2021	8
301	\$3,750	3/2	\$2.9	1,310	Jan 2021	26
202	\$3,400	2/2	\$3.3	1,020	Jan 2021	33
301	\$3,750	3/2	\$2.9	1,310	Nov 2020	211
314	\$4,500	2/2	\$4.5	1,009	Nov 2020	96
PH508	\$3,975	2/2	\$2.5	1,585	Aug 2020	11
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

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
206	\$749,000	2/2	\$610.9	1226	Sep 2021	MARK DIPAO...
314	\$5,500/mth	2/2	\$5.5	1009	Sep 2021	LAWRENCE F...
501	\$1,585,000	3/2	N/A	N/A	Sep 2021	ETHAN HOLD...