

# Market Report

June, 2022



## Mar De Plata

6423 Collins Ave  
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on Mar De Plata 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 [mardeplatacondosforsale.com](http://mardeplatacondosforsale.com).

## Property Stats

POSTAL CODE 33141

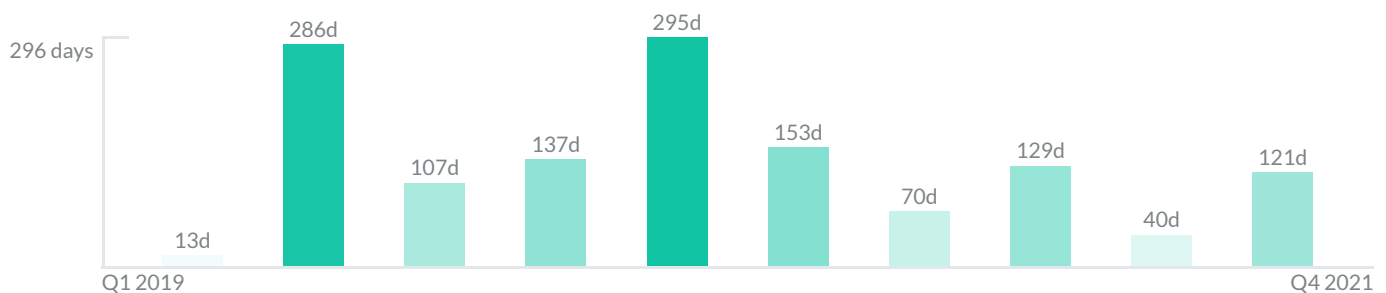
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

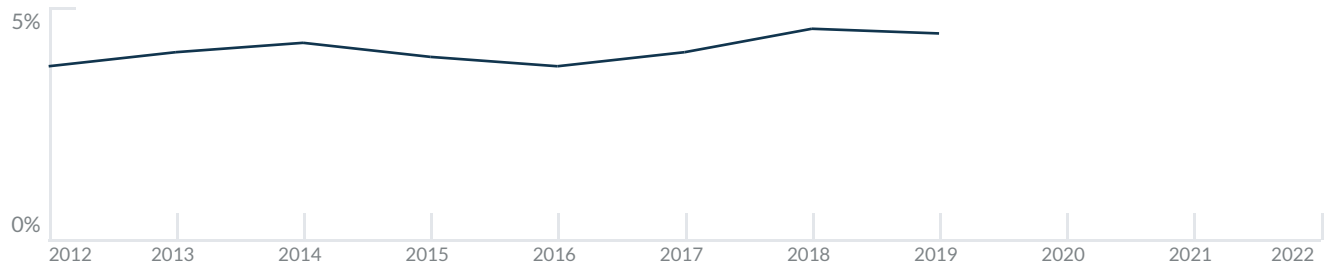


# Mortgage Rates

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  
Mater Academy Miami Beach  
8/10

MIDDLE SCHOOL  
Miami Arts Charter School  
10/10

HIGH SCHOOL  
Design & Architecture Senior High School  
10/10

# Insights

IN MAR DE PLATA

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

1 BED

**\$490,000**  
AVERAGE PRICE

2 FOR SALE  
2 FOR RENT

2 BEDS

**\$675,000**  
AVERAGE PRICE

1 FOR SALE  
0 FOR RENT

**3.6% to 5.5%**

CAP RATE

Yearly net income when rent

**3.8%**

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 Mar De Plata



\$5,000



UNIT 1709

RENTED | FEB 2022



\$409,900



UNIT 401

SOLD | NOV 2021



\$460,000



UNIT 902

SOLD | APR 2022



\$3,475



UNIT 307

RENTED | OCT 2021



\$4,750



UNIT 1610

RENTED | SEP 2021



\$599,999



UNIT 1009

SOLD | AUG 2021

## Sold

LAST 20 PROPERTIES SOLD IN MAR DE PLATA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
401	\$409,900	1/2	\$272.7	1,503	Nov 2021	155
902	\$460,000	1/2	\$325.8	1,412	Nov 2021	86
1009	\$599,999	2/2	\$332.4	1,805	Aug 2021	46
704	\$519,000	1/2	\$406.1	1,278	Aug 2021	34
1402	\$528,000	1/2	\$373.9	1,412	Jun 2021	28
1804	\$2,625,000	3/5	\$631.6	4,156	Jun 2021	98
701	\$445,000	1/2	\$296.1	1,503	Jun 2021	221
601	\$425,000	1/2	\$282.8	1,503	May 2021	220
1408	\$455,000	1/2	\$336.8	1,351	May 2021	18
1001	\$490,000	1/2	\$326.0	1,503	May 2021	188
1201	\$424,000	1/2	\$282.1	1,503	Dec 2020	80
1509	\$625,900	2/2	\$346.8	1,805	Oct 2020	60
801	\$575,000	1/2	\$382.6	1,503	Aug 2020	153
302	\$380,000	1/2	\$269.1	1,412	Jun 2020	314
1005	\$824,000	2/2	\$413.2	1,994	Apr 2020	275
1502	\$397,000	1/2	\$281.2	1,412	Nov 2019	250
1510	\$729,900	2/2	\$373.4	1,955	Nov 2019	23
404	\$595,000	2/2	\$465.6	1,278	Aug 2019	107
203	\$399,000	2/2	\$219.0	1,822	Jun 2019	203
205	\$699,000	2/2	\$350.6	1,994	May 2019	183

## Rented

LAST 20 PROPERTIES RENTED IN MAR DE PLATA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1709	\$5,000	2/2	\$2.8	1,805	Dec 2021	24
307	\$3,475	2/2	\$2.5	1,371	Oct 2021	50
1610	\$4,750	2/2	\$2.4	1,955	Sep 2021	22
302	\$2,500	1/2	\$1.8	1,412	May 2021	93
304	\$3,200	2/2	\$2.5	1,278	Feb 2021	15
1504	\$2,800	1/2	\$2.2	1,278	Dec 2020	17
1109	\$4,500	2/2	\$2.5	1,805	Nov 2020	69
307	\$3,150	2/2	\$2.3	1,371	Nov 2020	74
1707	\$3,150	1/2	\$2.3	1,371	Nov 2020	55
209	\$2,750	2/2	\$1.5	1,805	Oct 2020	133
1207	\$2,900	2/2	\$2.1	1,371	Oct 2020	37
1610	\$5,000	2/2	\$2.6	1,955	Jul 2020	21
407	\$3,400	2/2	\$2.5	1,371	May 2020	277
1707	\$3,150	1/2	\$2.3	1,371	Jan 2020	110
304	\$3,000	2/2	\$2.3	1,278	Jan 2020	17
209	\$2,750	2/2	\$1.5	1,805	Jan 2020	135
1109	\$4,900	2/2	\$2.7	1,805	Dec 2019	62
1610	\$4,500	2/2	\$2.3	1,955	Nov 2019	49
309	\$3,600	2/2	\$2.0	1,805	Sep 2019	94
709	\$3,400	3/2	\$1.9	1,805	Sep 2019	3

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
203	\$675,000	2/2	\$370.5	1822	Feb 2022	SAUL KATZ T...
308	\$440,000	1/2	\$325.7	1351	Feb 2022	N/A
704	\$3,750/mth	1/2	\$2.9	1278	Nov 2021	COSIMO BAV...
901	\$3,975/mth	1/2	\$2.6	1503	Feb 2022	FRANCISCO G...
1607	\$540,000	1/2	\$393.9	1371	Nov 2021	MARIA ELENA...