



## The Sterling

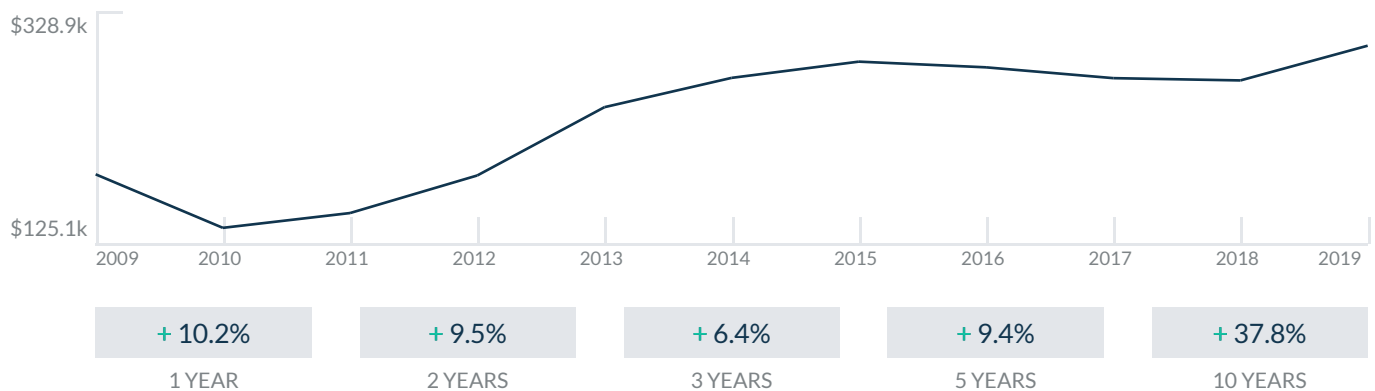
6767 Collins Ave  
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on The Sterling 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 [thesterlingcondosforsale.com](http://thesterlingcondosforsale.com).

## Property Stats

POSTAL CODE 33141

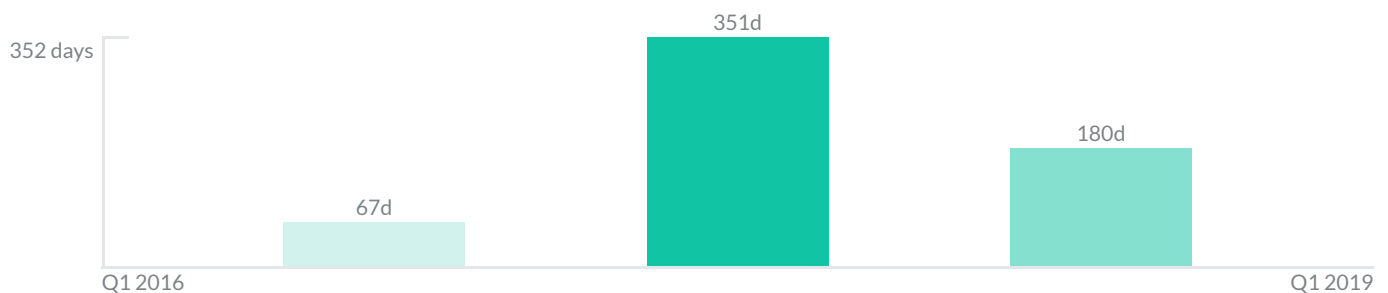
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

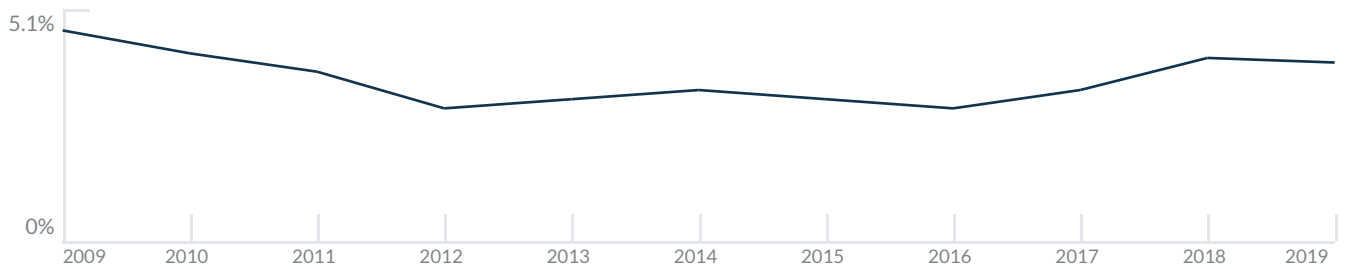
PER YEAR

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 THE STERLING

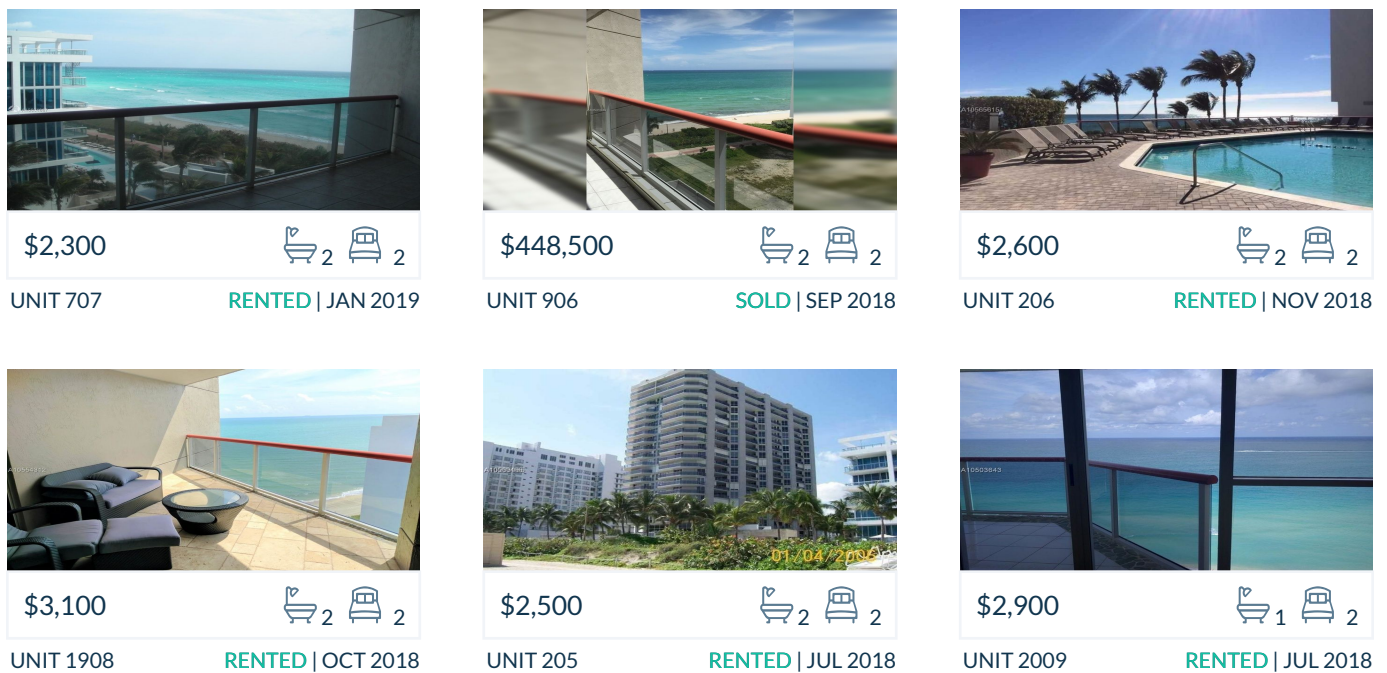
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for The Sterling



## Sold

LAST 20 PROPERTIES SOLD IN THE STERLING

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
906	\$448,500	2/2	N/A	N/A	Mar 2019	180
1502	\$799,000	3/3	\$529.1	1,510	May 2016	351
1108	\$689,000	2/2	\$579.0	1,190	Feb 2016	67
1907	\$670,000	2/2	\$656.9	1,020	Aug 2015	199
1710	\$720,000	2/2	\$610.2	1,180	Apr 2015	245
206	\$490,000	2/2	\$411.8	1,190	Apr 2014	179
2103	\$890,000	2/2	\$523.5	1,700	Sep 2013	120
902	\$349,000	3/3	\$231.1	1,510	Mar 2012	42
1802	\$425,000	3/3	\$281.5	1,510	Nov 2011	40
TS2205	\$699,000	3/2	\$323.6	2,160	Aug 2011	264
1905	\$349,000	2/2	\$306.1	1,140	May 2011	110
1903	\$549,000	2/2	\$322.9	1,700	May 2011	386
804	\$334,900	2/2	\$283.8	1,180	Feb 2011	354
1004	\$257,400	2/2	\$218.1	1,180	Nov 2010	27
1207	\$397,500	2/2	\$389.7	1,020	Sep 2010	221
1007	\$349,900	2/2	\$343.0	1,020	Jul 2010	314
1704	\$280,000	2/2	N/A	N/A	Jun 2010	93
802	\$415,000	3/3	\$274.8	1,510	May 2009	146
205	\$259,900	2/2	\$228.0	1,140	Sep 2008	17
1802	\$720,000	3/3	\$476.8	1,510	Sep 2007	345

## Rented

LAST 20 PROPERTIES RENTED IN THE STERLING

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1908	\$3,100	2/2	\$2.6	1,190	Dec 2018	45
206	\$2,600	2/2	\$2.2	1,190	Dec 2018	10
205	\$2,500	2/2	\$2.2	1,140	Sep 2018	64
2009	\$2,900	2/1	\$2.5	1,180	Aug 2018	27
2103	\$5,000	2/2	\$2.9	1,700	Aug 2014	28
N/A	\$2,475	2/2	\$2.1	1,190	Feb 2011	43
1801	\$2,275	2/2	\$1.8	1,230	Nov 2010	41
810	\$2,200	2/2	\$1.9	1,180	Aug 2010	11
2100	\$3,900	3/3	\$2.3	1,680	Jul 2010	93
605	\$1,900	2/2	\$1.7	1,140	Jun 2010	5
1403	\$1,450	1/1	\$1.7	850	Mar 2010	36
701	\$1,725	2/2	\$1.4	1,230	Feb 2010	84
2103	\$3,000	2/2	\$1.8	1,700	Feb 2010	101
1501	\$1,775	2/2	\$1.4	1,230	Jan 2010	63
2009	\$2,000	2/1	\$1.7	1,180	Dec 2009	68
2100	\$4,000	3/3	\$2.4	1,680	Dec 2009	70
205	\$1,850	2/2	\$1.6	1,140	Nov 2009	52

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$2,850/mth	2/2	\$2.4	1180	Apr 2019	N/A
203	\$2,075/mth	1/1	\$2.4	850	Jul 2018	ARMANDO PE...
203	\$350,000	1/1	\$411.8	850	Apr 2019	N/A
204	\$2,750/mth	2/2	\$2.3	1180	Dec 2018	N/A
405	\$450,000	2/2	\$394.7	1140	Dec 2017	PORFIRIO RO...
408	\$549,000	2/2	\$461.3	1190	Feb 2019	N/A
501	\$569,000	2/2	\$462.6	1230	Jan 2019	N/A
603	\$2,300/mth	1/1	\$2.7	850	Jul 2018	JUAN A RODR...
707	\$649,000	2/2	\$636.3	1020	Mar 2019	N/A
1104	\$569,000	2/2	\$482.2	1180	Mar 2019	N/A
1209	\$797,000	2/2	\$675.4	1180	Nov 2018	N/A
1209	\$3,300/mth	2/2	\$2.8	1180	Apr 2019	N/A
1210	\$770,000	2/2	\$652.5	1180	Apr 2019	N/A
1403	\$2,100/mth	1/1	\$2.5	850	Apr 2019	N/A
1503	\$3,850/mth	2/2	\$2.3	1700	Oct 2018	N/A
1710	\$800,000	2/2	\$678.0	1180	Jan 2019	N/A
1802	\$689,000	3/3	\$456.3	1510	Apr 2019	N/A
1905	\$2,650/mth	2/2	\$2.3	1140	Nov 2018	N/A
2108	\$635,000	2/2	\$533.6	1190	Apr 2019	N/A