

Market Report

September, 2019



The Sterling

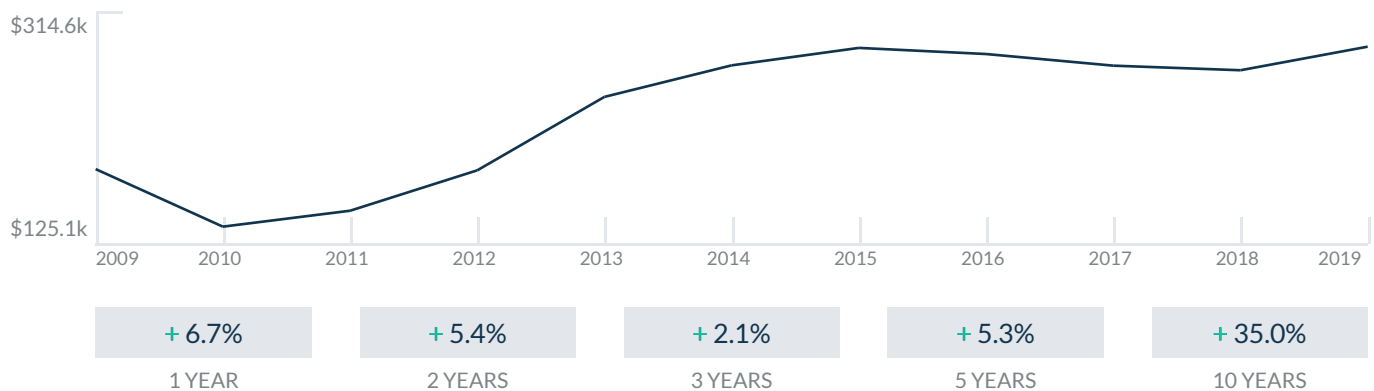
6767 Collins Ave
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on The Sterling in this convenient and easy to read format. Our 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 thesterlingcondosforsale.com.

Property Stats

POSTAL CODE 33141

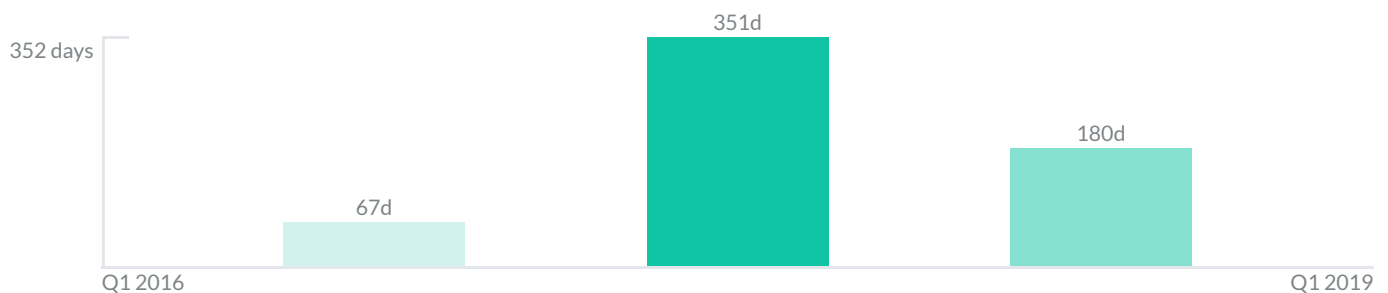
The property stats graph represents the median price evolution since ten years in your postal code area.



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

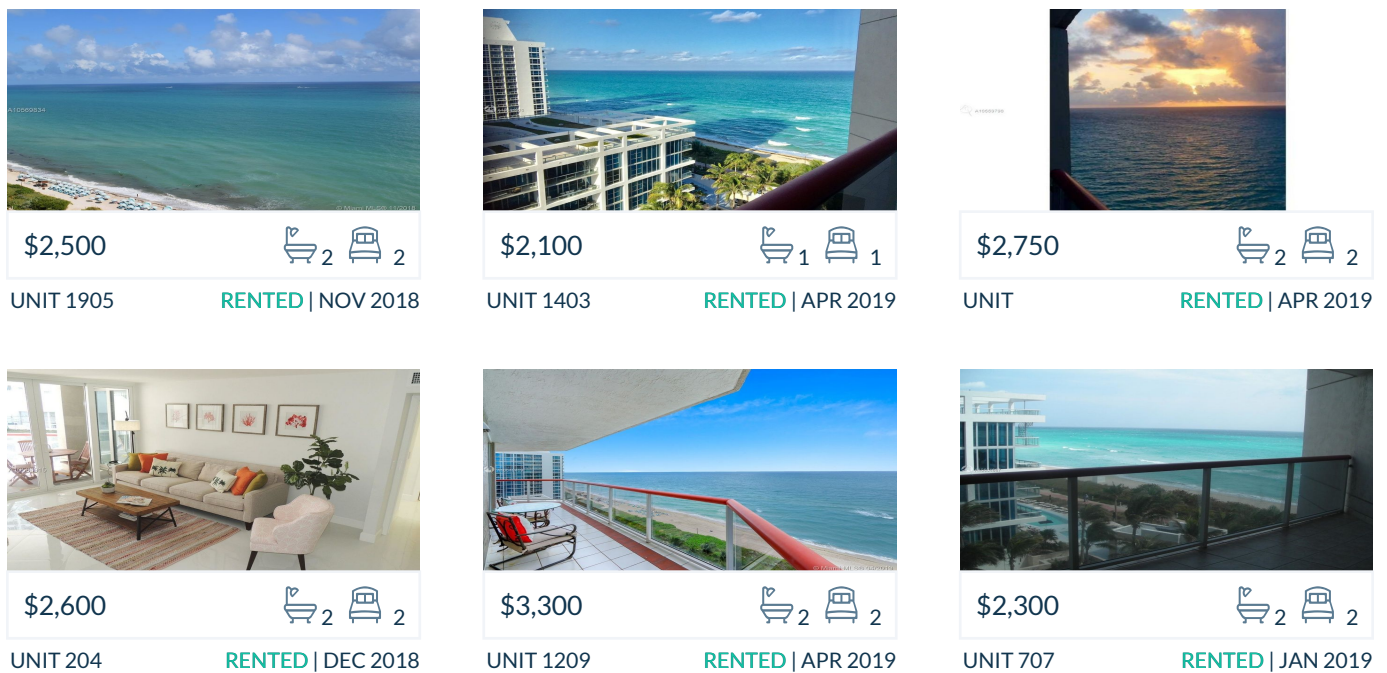
Below the average listing prices of available unit per property type.



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 |
|------|---------|------------|---------|-------|-------------|----------------|
| 1905 | \$2,500 | 2/2 | \$2.2 | 1,140 | Jul 2019 | 237 |
| 1403 | \$2,100 | 1/1 | \$2.5 | 850 | Jul 2019 | 50 |
| N/A | \$2,750 | 2/2 | \$2.3 | 1,180 | Jul 2019 | 57 |
| 204 | \$2,600 | 2/2 | \$2.2 | 1,180 | Jun 2019 | 192 |
| 1209 | \$3,300 | 2/2 | \$2.8 | 1,180 | May 2019 | 43 |
| 707 | \$2,300 | 2/2 | \$2.3 | 1,020 | May 2019 | 284 |
| 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 |

Currently Listed

ACTIVE LISTINGS 1/1

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|---------------|
| 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 |
| 206 | \$2,700/mth | 2/2 | \$2.3 | 1190 | Aug 2019 | N/A |
| 1104 | \$545,000 | 2/2 | \$461.9 | 1180 | Mar 2019 | N/A |
| 1209 | \$3,300/mth | 2/2 | \$2.8 | 1180 | Jul 2019 | N/A |
| 1210 | \$750,000 | 2/2 | \$635.6 | 1180 | Apr 2019 | N/A |
| 1802 | \$679,000 | 3/3 | \$449.7 | 1510 | Apr 2019 | N/A |
| 2009 | \$730,000 | 2/1 | \$618.6 | 1180 | Aug 2019 | N/A |
| 2108 | \$625,000 | 2/2 | \$525.2 | 1190 | Apr 2019 | N/A |