



The Sterling

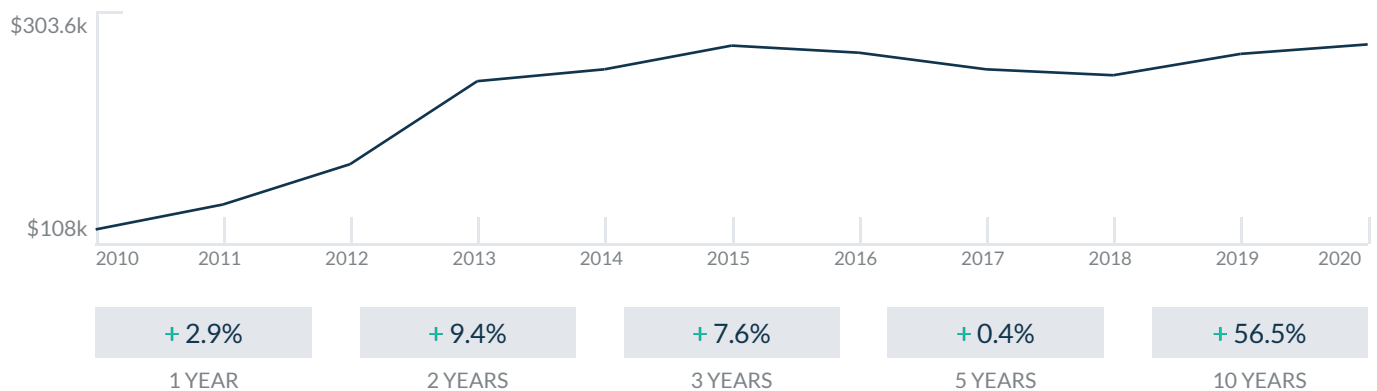
6767 Collins Ave
Miami Beach, FL 33141

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.

Property Stats

POSTAL CODE 33141

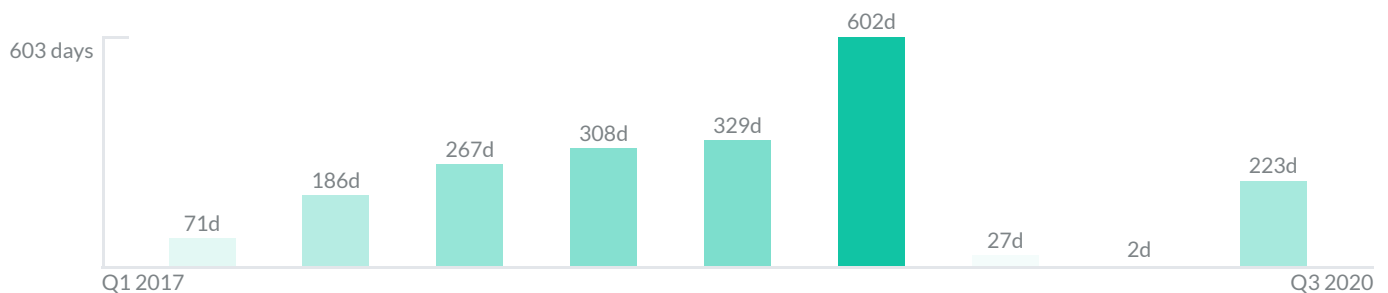
The property stats graph represents the median price evolution since ten years in your postal code area.



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

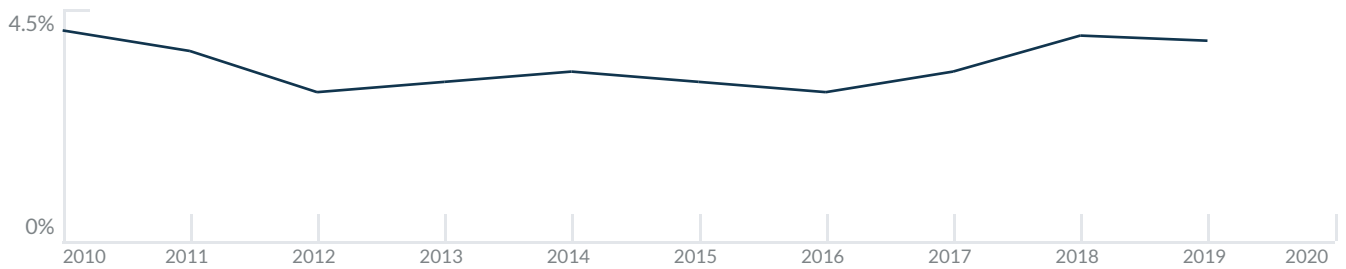
PER YEAR

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©

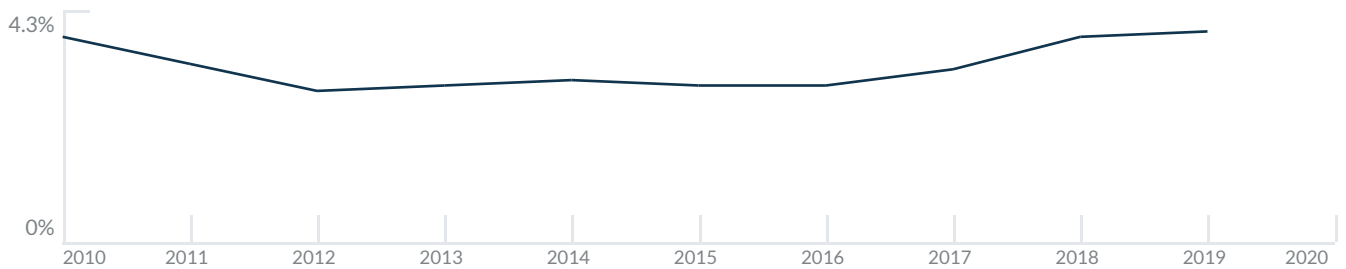
30 YEARS FIXED 4.4%



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

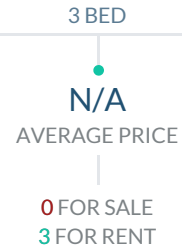
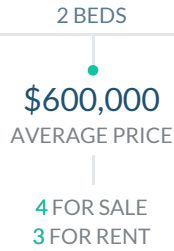
MIDDLE SCHOOL
Miami Arts Charter School
10/10

HIGH SCHOOL
Design & Architecture Senior High School
10/10

Insights

IN THE STERLING

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



2.1% to 4.3%
CAP RATE
Yearly net income when rent

5.5%
NEGOTIABILITY
What you can negotiate

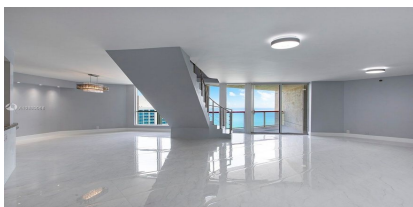


Sale within the last month

Activity

SOLD OR RENTED

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

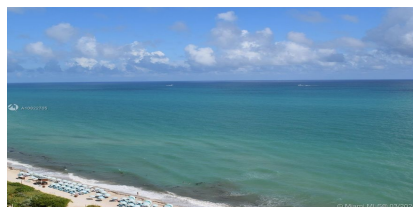


\$3,800



UNIT 1903

RENTED | AUG 2020



\$2,850



UNIT 1905

RENTED | AUG 2020



\$679,000



UNIT 1802

SOLD | AUG 2020

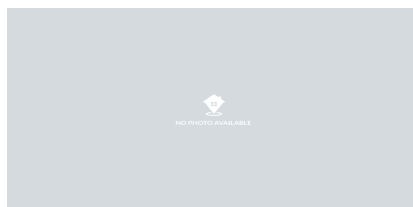


\$2,200



UNIT 1006

RENTED | AUG 2020



\$710,000



UNIT 1210

SOLD | JUL 2020



\$510,000



UNIT 501

SOLD | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN THE STERLING

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1802	\$679,000	3/3	\$449.7	1,510	Aug 2020	434
1210	\$710,000	2/2	\$601.7	1,180	Jul 2020	11
501	\$510,000	2/2	\$414.6	1,230	Jul 2020	N/A
503	\$260,000	1/2	\$305.9	850	Jun 2020	2
1401	\$489,000	2/2	\$397.6	1,230	Feb 2020	27
405	\$440,000	2/2	\$386.0	1,140	Sep 2019	602
906	\$448,500	2/2	N/A	N/A	Mar 2019	180
802	\$599,900	3/3	\$397.3	1,510	Mar 2019	477
605	\$725,000	2/2	\$636.0	1,140	Dec 2017	313
705	\$599,995	2/2	\$526.3	1,140	Oct 2017	303
302	\$599,000	3/3	\$396.7	1,510	Sep 2017	286
1608	\$2,850	2/2	\$2.4	1,190	Jul 2017	247
1003	\$430,000	1/2	\$505.9	850	Jun 2017	285
702	\$679,900	3/3	\$450.3	1,510	May 2017	201
1206	\$585,000	2/2	\$491.6	1,190	Apr 2017	73
1007	\$595,000	2/2	\$583.3	1,020	Jan 2017	71
1203	\$450,000	1/1	\$529.4	850	Dec 2016	27
1502	\$799,000	3/3	\$529.1	1,510	May 2016	351
1502	\$799,000	3/3	\$529.1	1,510	May 2016	351
2008	\$675,000	2/2	\$567.2	1,190	May 2016	223

Rented

LAST 20 PROPERTIES RENTED IN THE STERLING

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1903	\$3,800	2/3	\$2.2	1,700	Aug 2020	22
1905	\$2,850	2/2	\$2.5	1,140	Aug 2020	112
1006	\$2,200	2/2	\$1.8	1,190	Aug 2020	39
506	\$2,000	2/2	\$1.7	1,190	Jun 2020	3
1101	\$2,500	2/2	\$2.0	1,230	Jun 2020	40
404	\$2,375	2/2	\$2.0	1,180	May 2020	191
PH21...	\$5,000	3/3	\$3.0	1,680	Apr 2020	198
PH21...	\$6,500	3/3	\$3.9	1,680	Apr 2020	198
PH21...	\$5,000	3/3	\$3.0	1,680	Apr 2020	196
701	\$2,700	2/2	\$2.2	1,230	Mar 2020	36
304	\$2,500	2/2	\$2.1	1,180	Mar 2020	128
2007	\$2,500	2/2	\$2.5	1,020	Oct 2019	3
1209	\$3,300	2/2	\$2.8	1,180	Sep 2019	32
1101	\$2,800	2/2	\$2.3	1,230	Aug 2019	79
1905	\$2,500	2/2	\$2.2	1,140	Jul 2019	237
1403	\$2,100	1/2	\$2.5	850	Jul 2019	50
1704	\$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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
205	\$2,450/mth	2/2	\$2.1	1140	Aug 2020	ALBERTO A F...
401	\$525,000	2/2	\$426.8	1230	Aug 2020	SANDRA ECH...
407	\$2,550/mth	2/2	\$2.5	1020	Jun 2020	N/A
1207	\$599,000	2/2	\$587.3	1020	Aug 2020	JEFFREY SHAPS
1402	\$3,675/mth	3/3	\$2.4	1510	Aug 2020	
1602	\$3,000/mth	3/3	\$2.0	1510	Jul 2020	ROUGER BAR...
1707	\$690,000	2/2	\$676.5	1020	Jul 2020	JORGE LUIS
1902	\$4,500/mth	3/3	\$3.0	1510	Aug 2020	LUIS COURET...
2007	\$2,900/mth	2/2	\$2.8	1020	Jul 2020	LUISA DIAZ-S...
2108	\$585,000	2/2	\$491.6	1190	Jul 2020	MARIO J VER...