

# Market Report

July, 2021



## 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](https://thesterlingcondosforsale.com).

## Property Stats

POSTAL CODE 33141

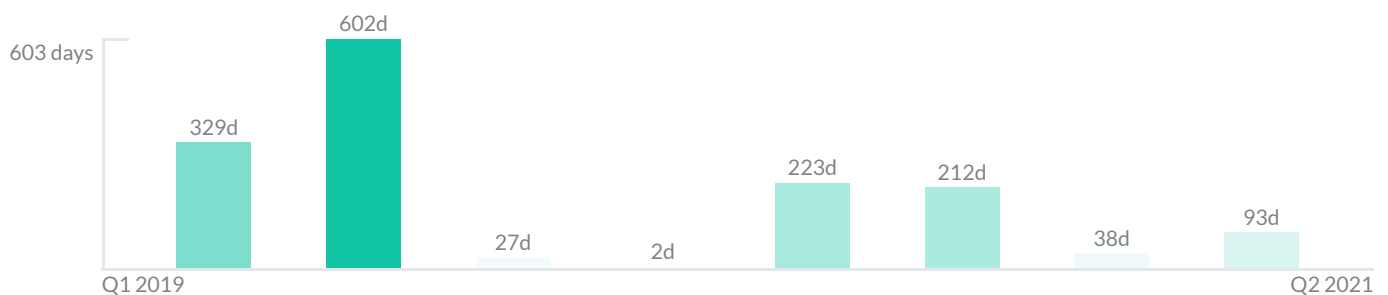
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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 BEDS

**\$799,000**  
AVERAGE PRICE

3 FOR SALE  
1 FOR RENT

**-1.5% to 2.3%**

CAP RATE

Yearly net income when rent

**4.1%**

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



\$340,000



UNIT 203

**SOLD** | JUN 2021



\$850,000



UNIT 1110

**SOLD** | MAY 2021

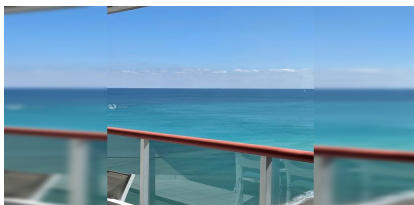


\$569,999



UNIT 906

**SOLD** | MAY 2021



\$3,300



UNIT 1808

**RENTED** | MAY 2021

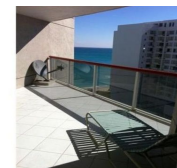


\$565,000



UNIT 2108

**SOLD** | MAY 2021



\$629,000



UNIT 1402

**SOLD** | APR 2021

## Sold

LAST 20 PROPERTIES SOLD IN THE STERLING

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
203	\$340,000	1/2	\$400.0	850	Jun 2021	142
1110	\$850,000	2/2	\$720.3	1,180	May 2021	67
906	\$569,999	2/2	\$479.0	1,190	May 2021	7
2108	\$565,000	2/2	\$474.8	1,190	Apr 2021	39
1402	\$629,000	3/3	\$416.6	1,510	Apr 2021	193
305	\$415,000	2/2	\$364.0	1,140	Apr 2021	110
1710	\$800,000	2/2	\$678.0	1,180	Mar 2021	46
1709	\$978,000	2/2	\$828.8	1,180	Mar 2021	39
1008	\$575,000	2/2	\$483.2	1,190	Mar 2021	28
608	\$530,000	2/2	\$445.4	1,190	Dec 2020	353
1207	\$569,000	2/2	\$557.8	1,020	Nov 2020	78
1103	\$410,000	1/2	\$482.4	850	Oct 2020	204
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

## Rented

LAST 20 PROPERTIES RENTED IN THE STERLING

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1808	\$3,300	2/2	\$2.8	1,190	May 2021	11
401	\$2,600	2/2	\$2.1	1,230	Mar 2021	87
206	\$2,500	2/2	\$2.1	1,190	Mar 2021	70
1704	\$2,800	2/2	\$2.4	1,180	Feb 2021	51
1908	\$3,100	2/2	\$2.6	1,190	Jan 2021	81
407	\$2,475	2/2	\$2.4	1,020	Dec 2020	200
1602	\$3,000	3/3	\$2.0	1,510	Nov 2020	397
903	\$1,700	1/2	\$2.0	850	Oct 2020	4
1210	\$3,300	2/2	\$2.8	1,180	Oct 2020	20
1902	\$4,500	3/3	\$3.0	1,510	Sep 2020	49
205	\$2,450	2/2	\$2.1	1,140	Sep 2020	43
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
2009	\$3,000	2/1	\$2.5	1,180	Jun 2020	249
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

## Currently Listed

---

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1008	\$3,500/mth	2/2	\$2.9	1190	Jun 2021	ALEXIS MANT...
1101	\$685,000	2/2	\$556.9	1230	Jun 2021	MARC KASPAR
1707	\$897,000	2/2	\$879.4	1020	Jun 2021	JORGE LUIS
1810	\$815,000	2/2	N/A	N/A	Jun 2021	VIKTOR WAG...