

# Market Report

August, 2022



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

## Property Stats

POSTAL CODE 33141

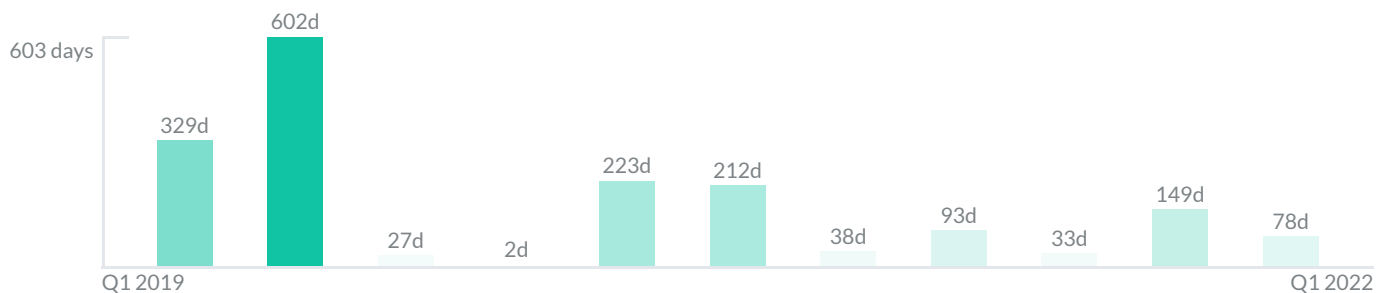
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

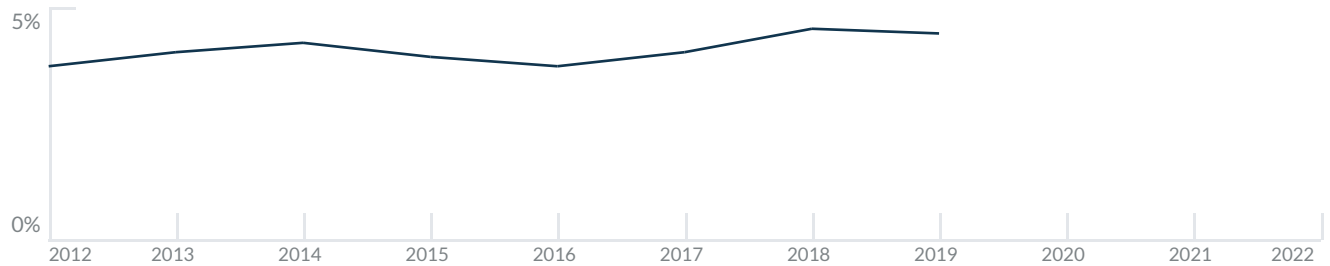


# Mortgage Rates

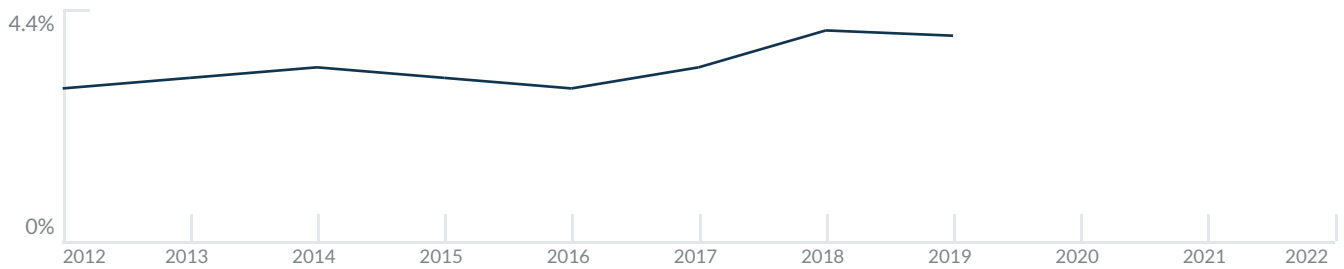
PER YEAR

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©

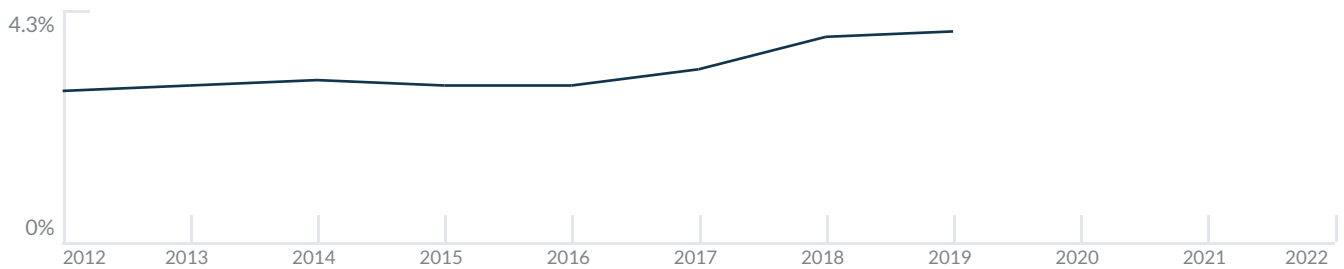
30 YEARS FIXED 4.4%



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

**\$730,000**  
AVERAGE PRICE

3 FOR SALE  
6 FOR RENT

**2% to 2.9%**

CAP RATE

Yearly net income when rent

**1.2%**

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



\$885,000



UNIT 1110

SOLD | APR 2022



\$3,400



UNIT 1704

RENTED | FEB 2022



\$3,500



UNIT 604

RENTED | FEB 2022



\$4,000



UNIT 1805

RENTED | FEB 2022



\$550,000



UNIT 401

SOLD | FEB 2022



\$815,000



UNIT 2009

SOLD | FEB 2022

## Sold

LAST 20 PROPERTIES SOLD IN THE STERLING

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1110	\$885,000	2/2	\$750.0	1,180	Mar 2022	123
401	\$550,000	2/2	\$447.2	1,230	Jan 2022	33
2009	\$815,000	2/1	\$690.7	1,180	Dec 2021	86
1908	\$675,000	2/2	\$567.2	1,190	Dec 2021	352
308	\$575,000	2/2	\$483.2	1,190	Nov 2021	10
1810	\$815,000	2/2	N/A	N/A	Sep 2021	51
1801	\$659,000	2/2	\$535.8	1,230	Jul 2021	14
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

## Rented

LAST 20 PROPERTIES RENTED IN THE STERLING

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1704	\$3,400	2/2	\$2.9	1,180	Feb 2022	31
604	\$3,500	2/2	\$3.0	1,180	Jan 2022	24
1805	\$4,000	2/2	\$3.5	1,140	Jan 2022	65
2009	\$4,500	2/1	\$3.8	1,180	Nov 2021	24
2007	\$3,300	2/2	\$3.2	1,020	Sep 2021	10
1008	\$3,500	2/2	\$2.9	1,190	Aug 2021	23
905	\$2,900	2/2	\$2.5	1,140	Jul 2021	22
1101	\$3,000	2/2	\$2.4	1,230	Jul 2021	30
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

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
508	\$640,000	2/2	\$537.8	1190	Nov 2021	MARCO A NU...
508	\$4,500/mth	2/2	\$3.8	1190	Apr 2022	MARCO A NU...
510	\$4,800/mth	2/2	\$4.1	1180	Feb 2022	CARLOS A NU...
607	\$5,000/mth	2/2	\$4.9	1020	Feb 2022	EBENEZER AL...
1101	\$725,000	2/2	\$589.4	1230	Apr 2022	MARC KASPAR
1210	\$5,000/mth	2/2	\$4.2	1180	Feb 2022	ROGER CRUZ...
1707	\$825,000	2/2	\$808.8	1020	Feb 2022	JORGE LUIS
1709	\$10,500/mth	2/2	\$8.9	1180	Nov 2021	GEORGE MAR...
1906	\$4,100/mth	2/2	\$3.4	1190	Feb 2022	DMITRY MEL...