

Market Report

October, 2020



Aqua Gorlin

6101 Aqua Ave
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on Aqua Gorlin 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 aquagorlin.com.

Property Stats

POSTAL CODE 33141

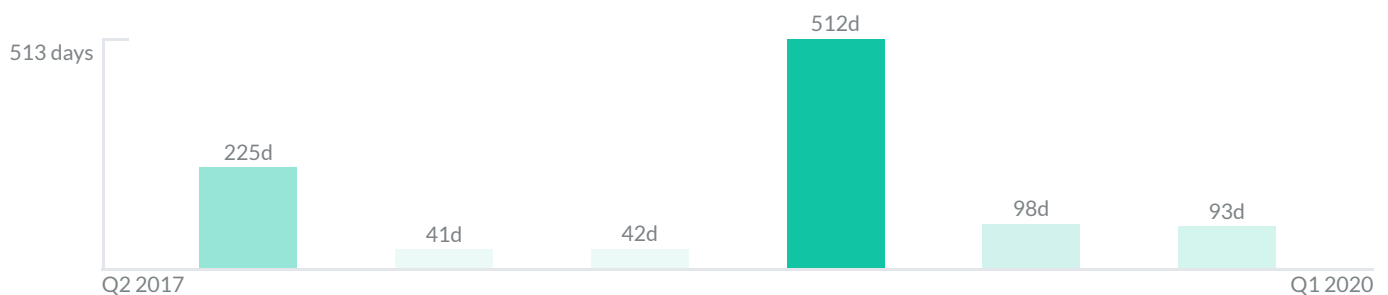
The property stats graph represents the median price evolution since ten years in your postal code area.



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 AQUA GORLIN

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

2 BEDS
\$650,000
 AVERAGE PRICE
 1 FOR SALE
 0 FOR RENT

3 BED
\$1,334,000
 AVERAGE PRICE
 4 FOR SALE
 1 FOR RENT

2.2% to 3.4%
 CAP RATE
 Yearly net income when rent

12.2%
 NEGOTIABILITY
 What you can negotiate

5
 AVAILABLE

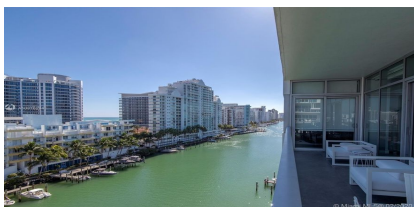
0
 SOLD

Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Aqua Gorlin



\$8,250



UNIT 803

RENTED | SEP 2020



\$1,250,000



UNIT 401

SOLD | JUL 2020



\$2,650,000



UNIT 802

SOLD | JUL 2020



\$1,085,000



UNIT 303

SOLD | JUL 2020

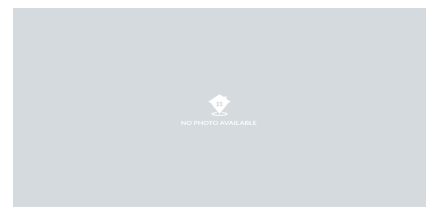


\$750,000



UNIT 103

SOLD | APR 2017



\$750,000



UNIT 103

SOLD | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN AQUA GORLIN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
401	\$1,250,000	3/4	\$579.8	2,156	Mar 2020	131
802	\$2,650,000	3/4	\$1,106.5	2,395	Mar 2020	55
303	\$1,085,000	3/4	\$582.7	1,862	Sep 2019	98
103	\$750,000	2/2	\$412.8	1,817	Mar 2019	512
103	\$750,000	2/3	\$412.8	1,817	Mar 2019	512
502	\$1,699,000	3/4	\$709.4	2,395	Apr 2018	42
901	\$1,699,000	3/3	\$788.0	2,156	Sep 2017	41
901	\$1,699,000	3/4	\$788.0	2,156	Sep 2017	41
903	\$1,175,000	3/3	\$631.0	1,862	Jun 2017	116
903	\$1,175,000	3/4	\$631.0	1,862	Jun 2017	116
802	\$2,200,000	3/3	\$918.6	2,395	Apr 2017	334
802	\$2,200,000	3/4	\$918.6	2,395	Apr 2017	334
PH11A	\$3,500,000	4/5	\$1,016.9	3,442	Sep 2016	82
PH11A	\$3,500,000	4/6	\$1,016.9	3,442	Sep 2016	82
303	\$1,014,900	3/3	\$545.1	1,862	Jan 2015	47
303	\$1,014,900	3/31	\$545.1	1,862	Jan 2015	47
302	\$1,395,900	3/3	\$582.8	2,395	May 2014	130
302	\$1,395,900	3/31	\$582.8	2,395	May 2014	130
301	\$1,425,000	3/3	\$660.9	2,156	Mar 2014	336
301	\$1,425,000	3/31	\$660.9	2,156	Mar 2014	336

Rented

LAST 20 PROPERTIES RENTED IN AQUA GORLIN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
803	\$8,250	3/4	\$4.4	1,862	Sep 2020	112
703	\$5,500	3/3	\$3.0	1,862	Feb 2018	159
703	\$5,500	3/4	\$3.0	1,862	Feb 2018	159
703	\$7,000	3/3	\$3.8	1,862	May 2015	78
703	\$7,000	3/31	\$3.8	1,862	May 2015	78
303	\$5,750	3/3	\$3.1	1,862	Dec 2013	406
303	\$5,750	3/31	\$3.1	1,862	Dec 2013	406
301	\$5,900	3/3	\$2.7	2,156	Sep 2011	46
201	\$3,200	2/2	\$2.4	1,316	Dec 2010	62
303	\$4,000	3/3	\$2.1	1,862	Nov 2010	206
803	\$5,500	3/3	\$3.0	1,862	Apr 2010	126
N/A	\$7,500	5/5	\$2.0	3,810	Mar 2010	26
N/A	\$3,950	3/3	\$1.8	2,156	Feb 2010	9
201	\$2,800	2/2	\$2.1	1,316	Jan 2010	105

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
101	\$1,665,000	3/4	\$709.7	2346	Sep 2020	JOSEPH DIRN...
201	\$650,000	2/3	\$493.9	1316	Sep 2020	FREDERICO G...
301	\$1,575,000	3/4	\$730.5	2156	Sep 2020	RAJAN CHOP...
403	\$995,000	3/4	\$534.4	1862	Sep 2020	DONALD STA...
603	\$1,099,000	3/4	\$590.2	1862	Sep 2020	N/A
603	\$7,250/mth	3/4	\$3.9	1862	Sep 2020	N/A