

Market Report

July, 2021



Corinthian

5825 Collins Ave
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Corinthian 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 corinthianmiamibeach.com.

Property Stats

POSTAL CODE 33140

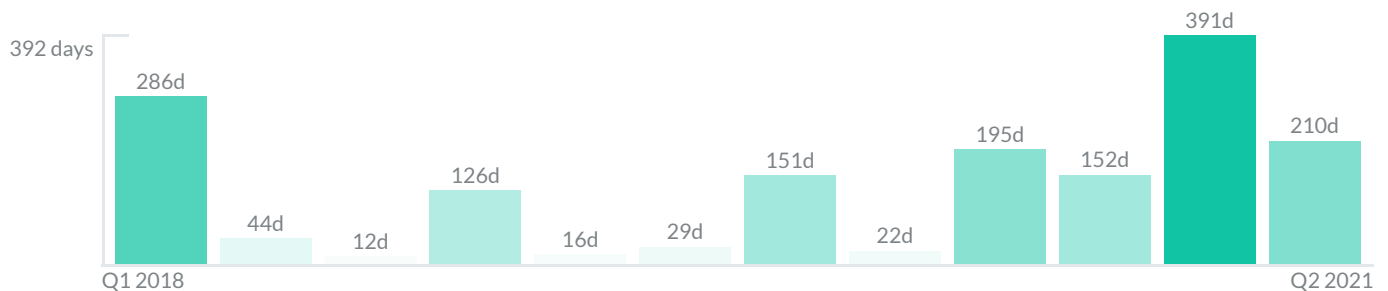
The property stats graph represents the median price evolution since ten years in your postal code area.



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 CORINTHIAN

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

2 BEDS

\$516,000
AVERAGE PRICE

3 FOR SALE
0 FOR RENT

3.6% to 5.2%

CAP RATE

Yearly net income when rent

4.6%

NEGOTIABILITY

What you can negotiate

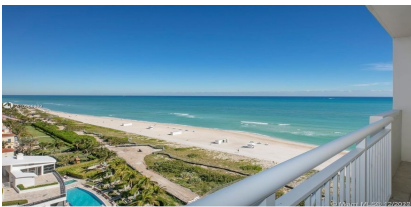


Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Corinthian



\$784,000



UNIT 14F

SOLD | JUN 2021



\$689,000



UNIT 4F

SOLD | JUN 2021

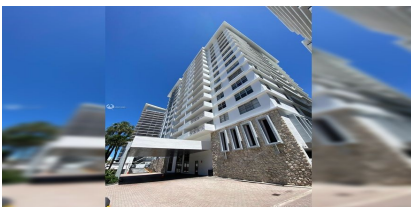


\$670,000



UNIT 4G

SOLD | MAY 2021

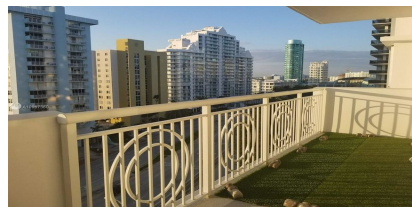


\$480,000



UNIT 3K

SOLD | APR 2021



\$2,499



UNIT 9B

RENTED | JUN 2021



\$695,000



UNIT 11F

SOLD | MAR 2021

Sold

LAST 20 PROPERTIES SOLD IN CORINTHIAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
14F	\$784,000	3/3	\$354.9	2,209	Jun 2021	126
4F	\$689,000	3/3	\$311.9	2,209	May 2021	358
4G	\$670,000	2/2	\$351.0	1,909	May 2021	162
3K	\$480,000	2/2	\$369.2	1,300	Apr 2021	194
11F	\$695,000	3/3	\$314.6	2,209	Mar 2021	159
6C	\$399,000	2/2	\$242.7	1,644	Mar 2021	623
11E	\$399,000	1/2	\$301.6	1,323	Oct 2020	152
3A	\$459,000	2/2	\$258.4	1,776	Sep 2020	372
14G	\$695,000	2/2	\$364.1	1,909	Jul 2020	18
4K	\$425,000	2/2	\$326.9	1,300	Dec 2019	22
8C	\$440,000	2/2	\$267.6	1,644	Sep 2019	158
14A	\$499,000	2/2	\$281.0	1,776	Aug 2019	143
5J	\$299,000	1/2	\$230.9	1,295	May 2019	13
15A	\$525,000	2/2	\$295.6	1,776	May 2019	45
14C	\$399,000	2/2	\$242.7	1,644	Mar 2019	16
14F	\$775,000	3/3	\$350.8	2,209	Dec 2018	336
8E	\$349,000	2/2	\$263.8	1,323	Dec 2018	39
7E	\$345,000	2/2	\$260.8	1,323	Oct 2018	4
PH1 J	\$349,000	1/2	\$269.5	1,295	Aug 2018	12
2E	\$299,000	2/2	\$226.0	1,323	May 2018	44

Rented

LAST 20 PROPERTIES RENTED IN CORINTHIAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
9B	\$2,499	2/2	\$1.9	1,326	Apr 2021	107
4F	\$3,500	3/3	\$1.6	2,209	Dec 2020	80
9D	\$2,950	2/2	\$2.2	1,323	Dec 2020	23
PH1-J	\$2,299	2/2	\$1.8	1,295	Oct 2020	76
5G	\$3,150	2/2	\$1.7	1,909	Aug 2020	187
PHB	\$2,400	2/2	\$1.8	1,326	Jul 2020	35
6C	\$2,000	2/2	\$1.2	1,644	Oct 2019	156
10E	\$1,800	2/2	\$1.4	1,323	Oct 2019	97
12B	\$1,800	1/2	\$1.4	1,326	Oct 2019	99
5C	\$2,200	2/2	N/A	N/A	Aug 2019	16
PHB	\$2,300	2/2	\$1.7	1,326	Jun 2019	20
7C	\$2,400	2/2	\$1.5	1,644	Mar 2019	30
9J	\$2,080	2/2	\$1.6	1,295	Feb 2019	116
3K	\$2,450	2/2	\$1.9	1,300	Feb 2019	159
10E	\$2,195	2/2	\$1.7	1,323	Feb 2019	47
7D	\$2,100	2/2	\$1.6	1,323	Jan 2019	83
4G	\$2,600	2/2	\$1.4	1,909	Dec 2018	104
14D	\$2,100	1/2	\$1.6	1,323	Nov 2018	48
2H	\$2,300	2/2	\$1.4	1,622	Nov 2018	123
6A	\$2,200	2/2	\$1.2	1,776	Nov 2018	78

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5H	\$549,000	2/2	\$338.5	1622	Jun 2021	N/A
6A	\$450,000	2/2	\$253.4	1776	May 2021	JULIO MITRA...
14H	\$550,000	2/2	\$339.1	1622	May 2021	KENDRA GUS...