

Market Report

August, 2019



Edition Residences

2901 Collins Ave
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Edition Residences 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 editionresidencescondosforsale.com.

Property Stats

POSTAL CODE 33140

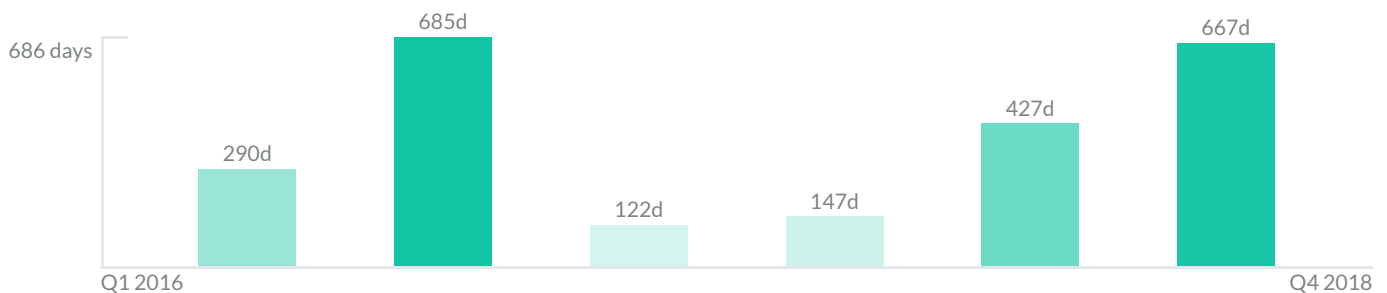
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

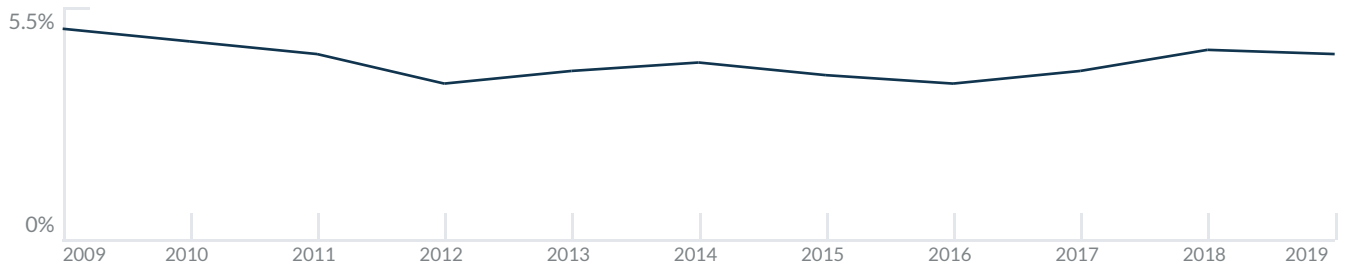


Mortgage Rates

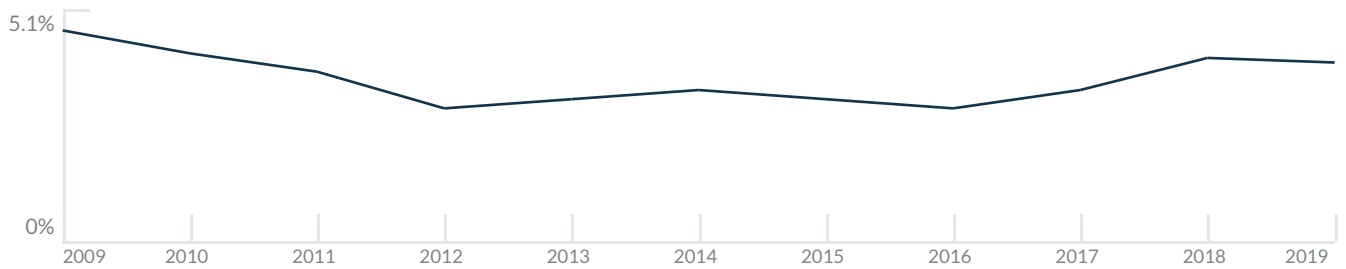
PER YEAR

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	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies in Music	De Hostos Youth Leadership Charter School	Artistic Culture Senior High School
10/10	1/10	10/10

Insights

IN EDITION RESIDENCES

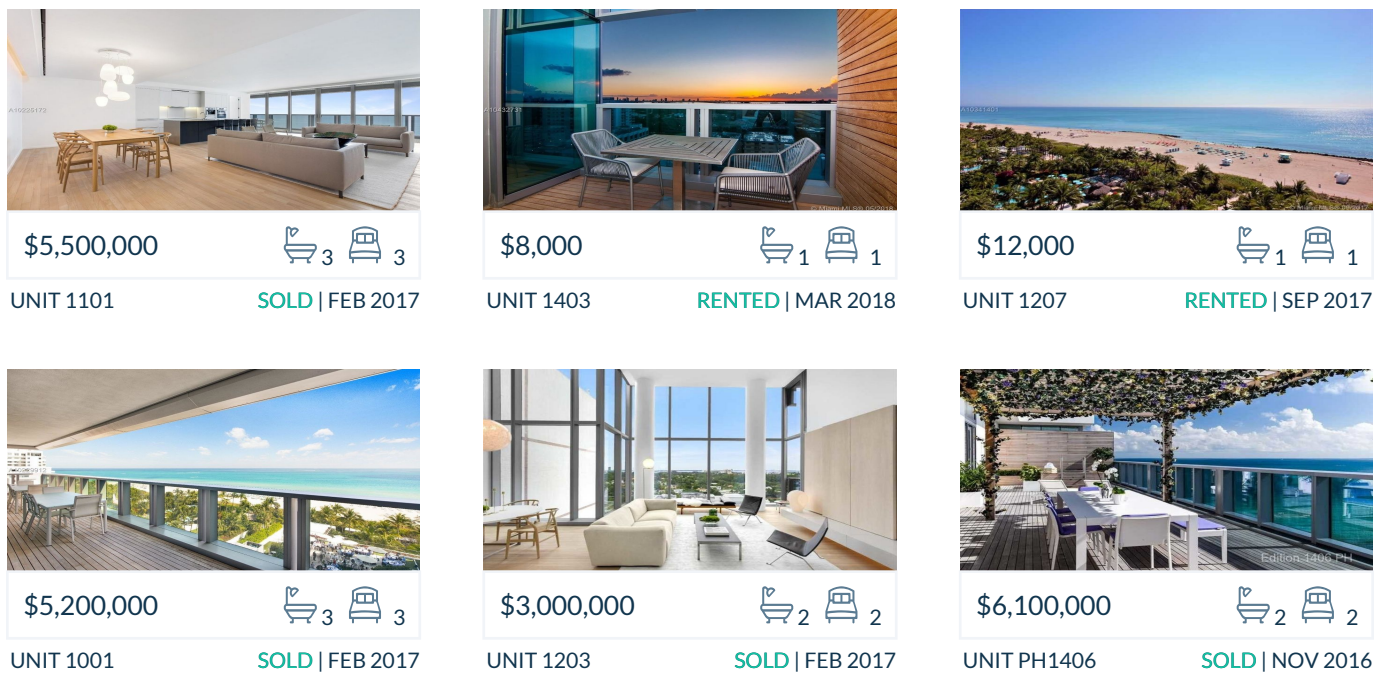
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Edition Residences



Sold

LAST 20 PROPERTIES SOLD IN EDITION RESIDENCES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1101	\$5,500,000	3/3	\$1,995.6	2,756	Dec 2018	667
1001	\$5,200,000	3/3	\$1,886.8	2,756	Apr 2018	427
1203	\$3,000,000	2/2	\$1,977.6	1,517	Nov 2017	147
PH14...	\$6,100,000	2/2	\$2,705.1	2,255	Jun 2017	122
801	\$5,300,000	3/3	\$1,923.1	2,756	Mar 2017	685
1405	\$6,900,000	2/2	\$3,042.3	2,268	Mar 2016	290
901	\$6,000,000	3/3	\$1,998.7	3,002	Sep 2015	606
1201	\$6,500,000	2/3	\$2,910.9	2,233	Jun 2015	708
1201	\$6,500,000	2/3	\$2,910.9	2,233	Jun 2015	149
1503	\$2,290,000	1/1	\$2,285.4	1,002	Apr 2015	112
1405	\$6,000,000	2/2	\$2,645.5	2,268	Feb 2015	451
1204	\$3,890,000	2/2	\$2,605.5	1,493	Feb 2015	357
1208	\$3,950,000	2/2	\$2,656.4	1,487	Dec 2014	27
1206	\$4,190,000	2/2	\$2,562.7	1,635	Dec 2014	330
1207	\$2,390,000	1/1	\$2,124.4	1,125	Dec 2014	451
PH2	\$16,500,000	4/4	\$3,145.3	5,246	Dec 2014	525
1407	\$14,000,000	3/3	\$3,178.2	4,405	Dec 2014	525
PH-1	\$17,500,000	4/4	\$3,806.8	4,597	Dec 2014	464
1401	\$4,750,000	2/2	\$2,594.2	1,831	Dec 2014	421
1402	\$5,690,000	2/2	\$2,624.5	2,168	Dec 2014	358

Rented

LAST 20 PROPERTIES RENTED IN EDITION RESIDENCES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1403	\$8,000	1/1	\$8.1	982	Oct 2018	227
1207	\$12,000	1/1	\$11.8	1,015	Apr 2018	222
1207	\$12,000	1/1	\$11.8	1,015	May 2017	15
1403	\$8,000	1/1	\$8.1	982	Mar 2017	7
1408	\$11,000	1/1	\$13.3	824	Sep 2016	64
1403	\$8,000	1/1	\$8.1	982	Mar 2016	53
1207	\$15,000	1/1	\$14.8	1,015	Jun 2015	84

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH14...	\$7,900,000	3/3	\$2,120.8	3725	Feb 2017	N/A
PH16...	\$22,500,000	4/4	\$4,289.0	5246	Dec 2018	N/A
901	\$32,000/mth	3/3	\$11.6	2756	Jul 2019	N/A
1204	\$3,900,000	2/2	\$2,612.2	1493	Sep 2018	N/A
1204	\$20,000/mth	2/2	\$13.4	1493	May 2019	N/A
1401	\$20,000/mth	2/2	\$10.9	1831	Jun 2015	N/A
1403	\$1,490,000	1/1	\$1,517.3	982	Sep 2018	N/A
1409	\$2,990,000	2/2	\$2,553.4	1171	Jul 2019	N/A