

Market Report

May, 2021



Costa Bella

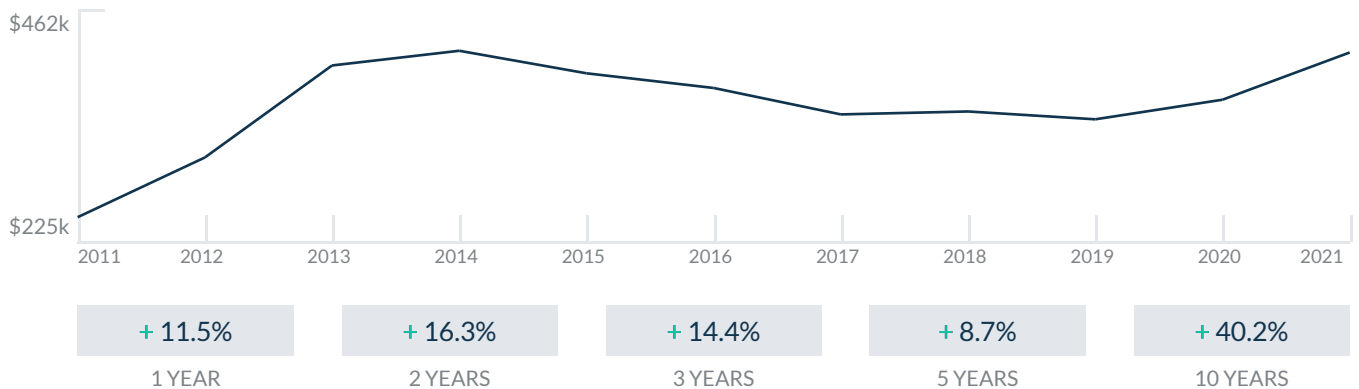
1450 Brickell Bay Dr
Miami, FL 33131

Every month we compile this comprehensive market report focus on Costa Bella 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 costabellbrickell.com.

Property Stats

POSTAL CODE 33131

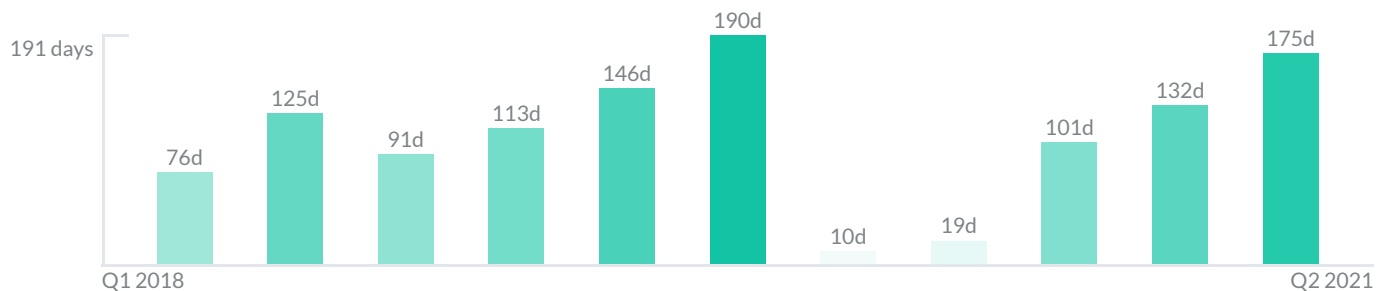
The property stats graph represents the median price evolution since ten years in your postal code area.



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

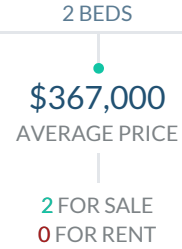
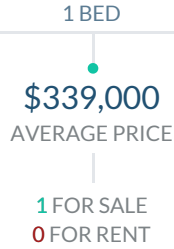
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Alpha Charter Of Aspire For	Genio Maria De Hostos Youth Leadership Charter School	World School Of The Arts
1/10	1/10	10/10

Insights

IN COSTA BELLA

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



4% to 4.7%
CAP RATE
Yearly net income when rent

3.7%
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 Costa Bella



\$364,000



UNIT 1010

SOLD | APR 2021



\$315,000



UNIT 712

SOLD | APR 2021

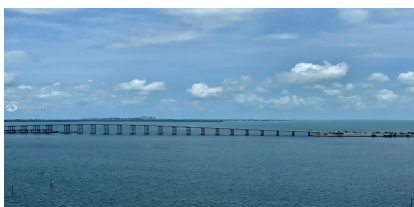


\$2,200



UNIT 409

RENTED | APR 2021



\$749,900



UNIT 1807

SOLD | APR 2021

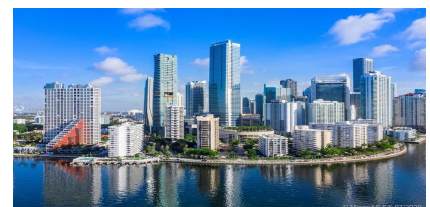


\$2,295



UNIT 1011

RENTED | APR 2021



\$690,000



UNIT PH-2

SOLD | APR 2021

Sold

LAST 20 PROPERTIES SOLD IN COSTA BELLA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1010	\$364,000	2/2	\$360.8	1,009	Apr 2021	104
712	\$315,000	2/2	\$305.8	1,030	Apr 2021	50
1807	\$749,900	3/3	\$364.2	2,059	Apr 2021	370
PH-2	\$690,000	3/3	\$331.7	2,080	Mar 2021	196
1506	\$320,000	2/2	N/A	N/A	Mar 2021	146
1707	\$825,000	3/3	\$400.7	2,059	Jan 2021	53
1905	\$350,000	1/2	\$339.8	1,030	Dec 2020	80
1104	\$334,500	2/2	\$324.8	1,030	Nov 2020	62
1504	\$339,998	2/2	\$330.1	1,030	Oct 2020	161
905	\$399,000	2/2	\$387.4	1,030	Jul 2020	19
1412	\$348,000	2/2	\$337.9	1,030	Jan 2020	10
714	\$318,000	1/2	\$353.3	900	May 2019	146
1406	\$355,000	2/2	\$344.7	1,030	Apr 2019	118
1501	\$558,000	2/2	\$446.8	1,249	Apr 2019	200
1709	\$365,000	2/2	\$354.4	1,030	Apr 2019	295
2005	\$380,000	2/2	\$368.9	1,030	Feb 2019	135
1914	\$320,000	1/2	\$355.6	900	Feb 2019	157
1201	\$499,900	2/2	\$400.2	1,249	Oct 2018	113
1401	\$530,000	2/2	\$424.3	1,249	Aug 2018	91
704	\$379,000	2/2	\$368.0	1,030	Jun 2018	105

Rented

LAST 20 PROPERTIES RENTED IN COSTA BELLA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
409	\$2,200	1/2	\$2.1	1,030	Apr 2021	36
1011	\$2,295	1/2	\$2.2	1,030	Apr 2021	30
704	\$2,600	2/2	\$2.5	1,030	Mar 2021	110
810	\$2,450	2/2	\$2.4	1,009	Mar 2021	42
907	\$2,600	2/2	\$2.5	1,030	Mar 2021	24
1211	\$2,000	2/2	\$1.9	1,030	Mar 2021	41
2011	\$2,400	2/2	\$2.3	1,030	Jan 2021	67
1802	\$2,050	1/2	\$2.3	900	Dec 2020	13
1514	\$2,100	1/2	\$2.3	900	Dec 2020	69
611	\$2,250	2/2	\$2.2	1,030	Nov 2020	282
608	\$2,300	2/2	\$2.2	1,030	Oct 2020	19
915	\$2,500	2/2	\$2.0	1,249	Oct 2020	27
1614	\$2,000	1/2	\$2.2	900	Sep 2020	190
1904	\$2,250	2/2	\$2.2	1,030	Sep 2020	60
612	\$2,500	2/2	\$2.4	1,030	Aug 2020	18
1004	\$2,600	2/2	\$2.5	1,030	Aug 2020	175
412	\$2,300	2/2	\$2.2	1,030	Jul 2020	6
1003	\$2,350	2/2	\$2.3	1,030	Jul 2020	48
311	\$2,200	2/2	\$2.1	1,030	Jul 2020	12
603	\$2,000	1/2	\$1.9	1,030	Feb 2020	8

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
303	\$345,000	2/2	\$335.0	1030	Apr 2021	N/A
1105	\$389,000	2/2	\$377.7	1030	Apr 2021	MARTHA E B...
1514	\$339,000	1/2	\$376.7	900	Apr 2021	HELEN YOTSE...