

Market Report

August, 2021



Costa Bella

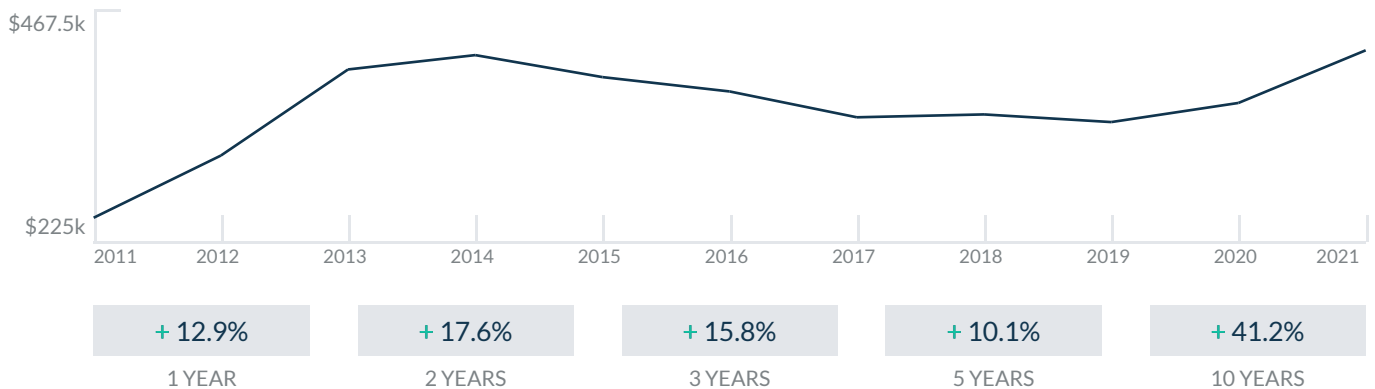
1450 Brickell Bay Dr
Miami, FL 33131

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

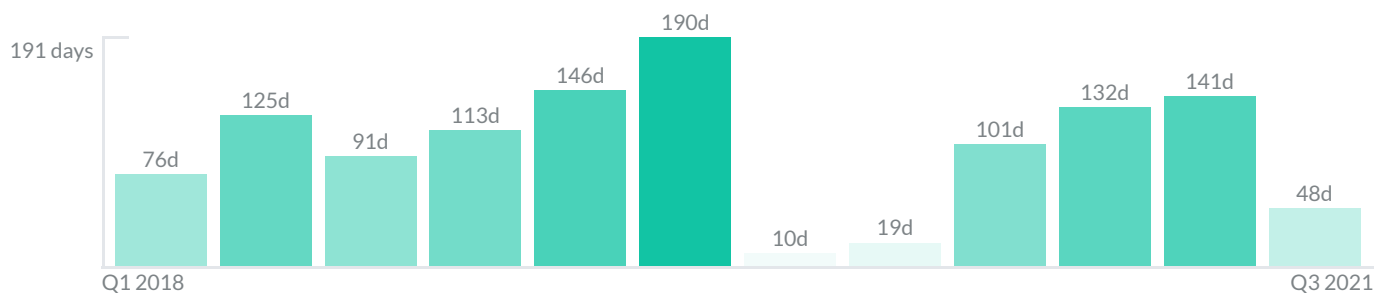
The property stats graph represents the median price evolution since ten years in your postal code area.



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©

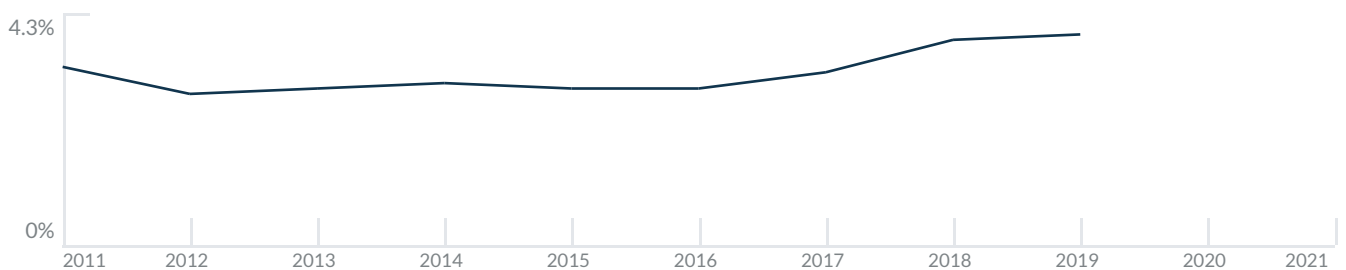
30 YEARS FIXED 4.4%



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.

2 BEDS

\$485,000
AVERAGE PRICE

1 FOR SALE
0 FOR RENT

4.5% to 4.5%

CAP RATE

Yearly net income when rent

2.4%

NEGOTIABILITY

What you can negotiate

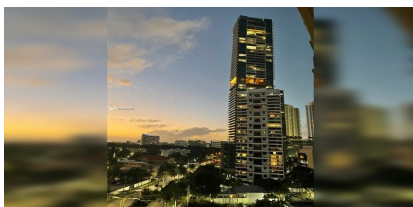


Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Costa Bella



\$389,000



UNIT 1105

SOLD | JUL 2021



\$3,000



UNIT 1009

RENTED | JUL 2021



\$2,300



UNIT 814

RENTED | JUL 2021



\$2,400



UNIT 1705

RENTED | JUL 2021



\$2,500



UNIT 1111

RENTED | JUL 2021



\$345,000



UNIT 303

SOLD | JUN 2021

Sold

LAST 20 PROPERTIES SOLD IN COSTA BELLA

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|------|-----------|------------|---------|-------|-------------|----------------|
| 1105 | \$389,000 | 2/2 | \$377.7 | 1,030 | Jul 2021 | 48 |
| 303 | \$345,000 | 2/2 | \$335.0 | 1,030 | Jun 2021 | 124 |
| 605 | \$349,000 | 2/2 | \$338.8 | 1,030 | May 2021 | 56 |
| 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 |

Rented

LAST 20 PROPERTIES RENTED IN COSTA BELLA

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 1009 | \$3,000 | 2/2 | \$2.9 | 1,030 | Jul 2021 | 19 |
| 814 | \$2,300 | 1/2 | \$2.6 | 900 | Jul 2021 | 10 |
| 1705 | \$2,400 | 2/2 | \$2.3 | 1,030 | Jul 2021 | 5 |
| 1111 | \$2,500 | 1/2 | \$2.4 | 1,030 | Jul 2021 | 7 |
| 1506 | \$2,800 | 2/2 | \$2.7 | 1,030 | May 2021 | 14 |
| 314 | \$2,150 | 1/2 | \$2.4 | 900 | May 2021 | 123 |
| 312 | \$2,400 | 2/2 | \$2.3 | 1,030 | Apr 2021 | 23 |
| 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 |

Currently Listed

ACTIVE LISTINGS 1/1

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-----------|------------|---------|------|--------------|---------------|
| 415 | \$485,000 | 2/2 | \$388.3 | 1249 | Jul 2021 | LUZ MARINA... |