

# Market Report

March, 2021



## Coral Sea View

1401 SW 22nd St  
Miami, FL 33145

Every month we compile this comprehensive market report focus on Coral Sea View 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 [coralseaview.com](http://coralseaview.com).

## Property Stats

POSTAL CODE 33145

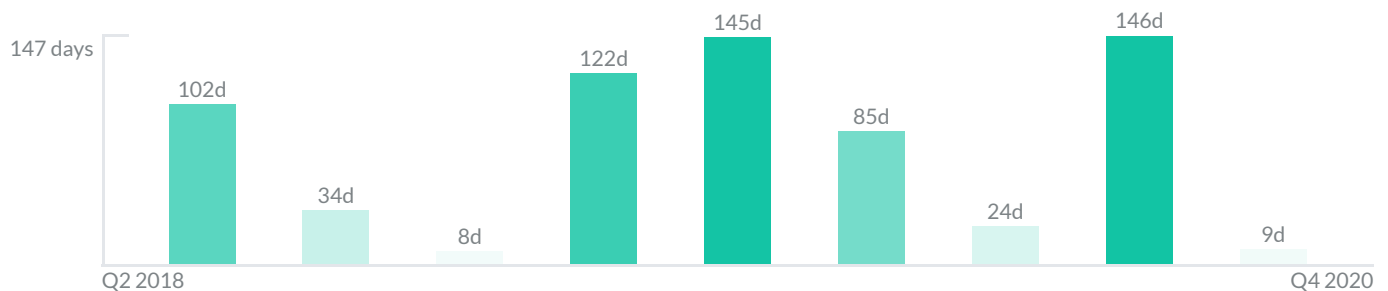
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

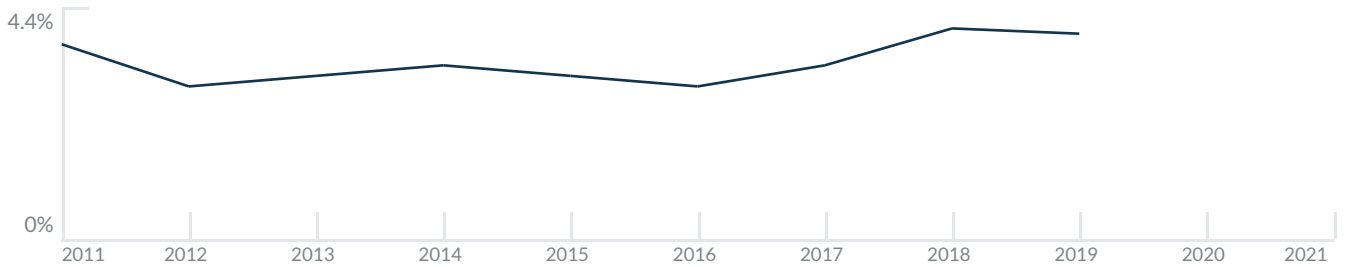
PER YEAR

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 Excellence	International Studies Charter Middle School	Charter High School Of The Americas
1/10	10/10	10/10

# Insights

IN CORAL SEA VIEW

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

**% to %**  
CAP RATE  
Yearly net income when rent

**1.7%**  
NEGOTIABILITY  
What you can negotiate

**0**  
AVAILABLE

**0**  
SOLD

Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Coral Sea View

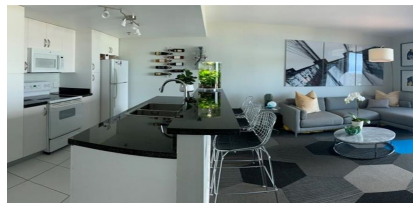


\$1,650



UNIT 705

RENTED | JAN 2021



\$280,000



UNIT 1204

SOLD | DEC 2020



\$1,800



UNIT 1206

RENTED | FEB 2021

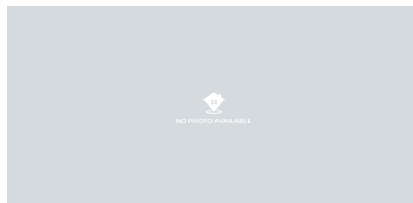


\$275,000



UNIT 906

SOLD | FEB 2021



\$1,895



UNIT 1103

RENTED | NOV 2020



\$2,200



UNIT 701

RENTED | FEB 2021

## Sold

LAST 20 PROPERTIES SOLD IN CORAL SEA VIEW

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1204	\$280,000	1/1	\$386.7	724	Nov 2020	9
906	\$275,000	2/2	\$307.6	894	Sep 2020	146
1205	\$218,500	1/1	\$299.3	730	Mar 2020	24
N/A	\$110,000	0/0	N/A	N/A	Dec 2019	85
1501	\$330,000	2/2	\$315.5	1,046	Sep 2019	145
N/A	\$1,200	1/1	\$3.0	400	Jun 2019	19
B103	\$265,000	2/2	\$254.3	1,042	May 2019	9
505	\$255,000	1/1	\$349.3	730	Apr 2019	68
PH-2	\$590,000	2/3	\$360.9	1,635	Apr 2019	391
3541	\$695,000	3/4	\$290.2	2,395	Nov 2018	8
3433	\$639,000	3/4	\$220.3	2,900	Sep 2018	37
1101	\$325,000	2/2	\$310.7	1,046	Jul 2018	30
801	\$339,900	2/2	\$325.0	1,046	May 2018	102
905	\$1,599	1/1	\$2.2	730	Dec 2017	66
1402	\$349,000	2/2	\$333.7	1,046	Jul 2017	27
1402	\$349,000	2/2	\$333.7	1,046	Jul 2017	27
706	\$319,900	2/2	\$307.0	1,042	May 2017	87
1504	\$280,000	1/1	\$386.7	724	Jul 2016	279
1104	\$249,000	1/1	\$343.9	724	Jun 2016	28
1104	\$249,000	1/1	\$343.9	724	Jun 2016	28

## Rented

LAST 20 PROPERTIES RENTED IN CORAL SEA VIEW

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
705	\$1,650	1/1	\$2.3	730	Jan 2021	73
1206	\$1,800	2/2	\$2.0	894	Oct 2020	21
1103	\$1,895	1/1	\$2.7	714	Jul 2020	15
701	\$2,200	2/2	\$2.1	1,046	Jun 2020	101
905	\$1,500	1/1	\$2.1	730	Jun 2020	25
504	\$1,670	1/1	\$2.3	724	Jun 2020	45
1105	\$1,600	1/1	\$2.2	730	Mar 2020	80
1203	\$1,650	1/1	\$2.3	714	Mar 2020	71
-	\$2,450	3/3	\$1.2	1,968	Jan 2020	135
N/A	\$1,900	2/1	\$2.1	912	Jan 2020	130
N/A	\$2,475	3/2	\$1.7	1,500	Jan 2020	97
N/A	\$3,700	3/2	\$1.8	2,040	Dec 2019	58
1206	\$1,850	2/2	\$2.1	894	Nov 2019	40
N/A	\$2,650	4/2	\$1.7	1,560	Nov 2019	116
N/A	\$1,990	2/1	\$0.9	2,177	Oct 2019	49
N/A	\$3,000	3/3	\$1.4	2,125	Sep 2019	20
1	\$1,750	2/2	\$2.1	850	Aug 2019	72
S1	\$1,250	1/1	\$2.5	508	Aug 2019	28
1	\$1,200	1/1	N/A	N/A	Aug 2019	10
9	\$1,400	2/1	\$2.3	600	Aug 2019	7