

Market Report

September, 2019



Nine at Mary

999 SW 1st Ave
Miami, FL 33130

Every month we compile this comprehensive market report focus on Nine at Mary 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 nineatmarycondosforsale.com.

Property Stats

POSTAL CODE 33130

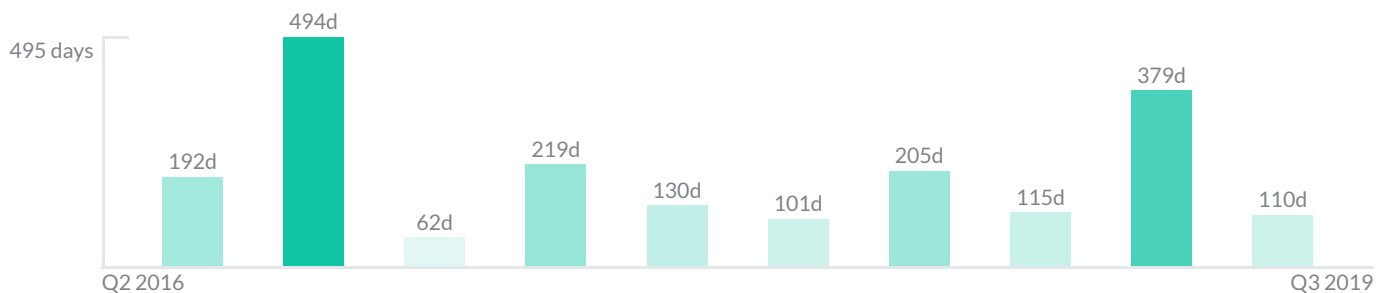
The property stats graph represents the median price evolution since ten years in your postal code area.



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©

<p>ELEMENTARY SCHOOL</p> <p>Alpha Charter Of Aspire Eng</p> <p>1/10</p>	<p>MIDDLE SCHOOL</p> <p>Genio Maria De Hostos Youth Leadership Charter School</p> <p>1/10</p>	<p>HIGH SCHOOL</p> <p>World School Of The Arts</p> <p>10/10</p>
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Insights

IN NINE AT MARY







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 Nine at Mary

 <p>\$3,075 UNIT 2505 RENTED JUL 2019 2 Bath 2 Bed</p>	 <p>\$2,800 UNIT 1114 RENTED JUL 2019 2 Bath 2 Bed</p>	 <p>\$2,400 UNIT 3109 RENTED JUL 2019 1 Bath 1 Bed</p>
 <p>\$3,000 UNIT 2306 RENTED JUL 2019 2 Bath 2 Bed</p>	 <p>\$2,350 UNIT 1709 RENTED AUG 2019 1 Bath 1 Bed</p>	 <p>\$2,300 UNIT 2001 RENTED APR 2019 1 Bath 1 Bed</p>

Sold

LAST 20 PROPERTIES SOLD IN NINE AT MARY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2401	\$295,000	1/1	\$388.2	760	Aug 2019	132
2914	\$419,000	2/2	\$393.8	1,064	Jul 2019	162
1416	\$459,900	2/2	\$332.3	1,384	Jul 2019	37
1105	\$429,500	2/2	\$337.1	1,274	Jun 2019	79
1816	\$460,000	2/2	\$306.5	1,501	May 2019	27
2416	\$497,700	2/2	\$331.6	1,501	May 2019	714
1904*...	\$427,900	2/2	\$286.0	1,496	Apr 2019	696
1503	\$375,000	1/1	\$400.2	937	Mar 2019	115
PH04	\$869,900	3/3	\$504.0	1,726	Nov 2018	205
1710	\$358,000	1/1	\$518.1	691	Jun 2018	149
1609	\$350,000	1/1	\$395.0	886	May 2018	94
1811	\$499,000	2/2	\$418.6	1,192	May 2018	76
2704	\$565,000	2/2	\$461.6	1,224	Apr 2018	N/A
1516	\$450,000	2/2	\$299.8	1,501	Apr 2018	84
2805	\$590,000	2/2	\$424.5	1,390	Nov 2017	231
2112	\$567,000	2/2	\$413.0	1,373	Oct 2017	29
1512	\$500,000	2/2	\$364.2	1,373	Jul 2017	219
UPH02	\$549,000	2/2	\$447.4	1,227	Jun 2017	62
1713	\$450,000	1/1	\$441.2	1,020	Aug 2016	494
1416	\$710,000	2/2	\$473.0	1,501	Jun 2016	224

Rented

LAST 20 PROPERTIES RENTED IN NINE AT MARY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2505	\$3,075	2/2	\$2.4	1,274	Aug 2019	30
1114	\$2,800	2/2	\$2.4	1,173	Aug 2019	26
3109	\$2,400	1/1	\$2.9	819	Aug 2019	23
2306	\$3,000	2/2	\$2.2	1,369	Aug 2019	9
1709	\$2,350	1/1	\$2.9	819	Aug 2019	7
2001	\$2,300	1/1	\$2.6	890	Aug 2019	107
3309	\$2,440	1/1	\$3.0	819	Aug 2019	60
2017	\$4,200	3/2	\$2.9	1,438	Aug 2019	85
2311	\$2,850	2/2	\$2.6	1,097	Aug 2019	27
2809	\$2,300	1/1	\$2.8	819	Aug 2019	8
1807	\$3,200	2/2	\$2.7	1,192	Aug 2019	28
2008	\$2,150	1/1	\$3.2	674	Aug 2019	43
1510	\$2,350	1/1	\$3.4	691	Aug 2019	29
2910	\$2,300	1/1	\$3.3	694	Aug 2019	47
2513	\$2,100	1/1	\$2.2	945	Aug 2019	23
1809	\$2,200	1/1	\$2.5	886	Aug 2019	13
3108	\$2,300	1/1	\$3.4	672	Jul 2019	192
2110	\$2,300	1/1	\$3.3	691	Jul 2019	72
1413	\$1,990	1/1	\$2.1	945	Jul 2019	37
3001	\$2,100	1/1	\$1.5	1,366	Jul 2019	49

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
UPH05	\$1,100,000	3/3	\$578.0	1903	Oct 2018	N/A
UPH02	\$619,000	2/2	\$504.5	1227	Mar 2019	N/A
UPH10	\$999,975	3/3	\$525.7	1902	Jun 2019	N/A
UPH05	\$5,300/mth	3/3	\$2.8	1903	Aug 2019	N/A
1105	\$3,800/mth	2/2	\$3.0	1274	Jul 2019	N/A
1112	\$539,000	2/2	\$392.6	1373	Jun 2019	N/A
1115	\$295,000	1/1	\$322.8	914	May 2019	N/A
1117	\$4,000/mth	3/3	\$2.3	1764	Aug 2019	N/A
1214	\$579,000	2/2	N/A	N/A	Feb 2019	N/A
1401	\$2,700/mth	1/1	\$3.6	760	Apr 2019	N/A
1402	\$469,000	2/2	\$419.5	1118	Aug 2019	N/A
1405	\$474,000	2/2	\$372.1	1274	Jun 2019	N/A
1412	\$469,000	2/2	\$341.6	1373	Jun 2018	DANIEL SANC...
1412	\$2,800/mth	2/2	\$2.0	1373	Aug 2019	N/A
1414	\$2,800/mth	2/2	\$2.6	1064	Jun 2019	N/A
1416	\$710,000	2/2	\$473.0	1501	Oct 2015	N/A
1514	\$497,000	2/2	\$467.1	1064	Aug 2016	N/A
1514	\$3,300/mth	2/2	\$3.1	1064	Aug 2018	N/A
1601	\$329,000	1/1	\$432.9	760	Jun 2019	N/A
1611	\$664,999	2/2	\$606.2	1097	Sep 2016	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1611	\$3,500/mth	2/2	\$3.2	1097	May 2019	N/A
1616	\$498,888	2/2	\$332.4	1501	Aug 2019	N/A
1617	\$760,000	3/3	\$528.5	1438	Mar 2019	N/A
1712	\$660,000	2/2	\$480.7	1373	May 2019	N/A
1801	\$375,000	1/1	\$493.4	760	Apr 2016	HAPSA LLC C/...
1804	\$3,200/mth	2/2	N/A	N/A	Aug 2019	N/A
1805	\$3,100/mth	2/2	\$2.4	1274	Jul 2019	N/A
1806	\$539,000	2/2	\$393.7	1369	Feb 2019	N/A
1806	\$3,800/mth	2/2	\$2.8	1369	May 2019	N/A
1814	\$499,000	2/2	\$469.0	1064	Jul 2017	N/A
1901	\$2,500/mth	1/1	\$3.3	762	Jan 2019	N/A
1913	\$315,000	1/1	\$333.3	945	Jun 2019	N/A
2002	\$3,500/mth	2/2	\$3.1	1118	Aug 2019	N/A
2003	\$435,000	1/1	\$529.8	821	May 2019	N/A
2007	\$449,000	2/2	\$409.7	1096	Feb 2017	N/A
2011	\$449,000	2/2	\$409.7	1096	Jun 2017	N/A
2012	\$540,000	2/2	\$393.3	1373	Aug 2018	N/A
2013	\$375,000	1/1	\$396.8	945	Nov 2017	N/A
2015	\$395,000	1/1	\$432.2	914	Dec 2018	N/A
2017	\$790,000	3/3	\$549.4	1438	May 2019	N/A

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2106	\$3,000/mth	2/2	N/A	N/A	Aug 2019	N/A
2109	\$334,900	1/1	\$378.0	886	Jan 2016	N/A
2114	\$419,000	2/2	\$393.8	1064	Aug 2019	N/A
2116	\$475,000	2/2	\$316.2	1502	Aug 2019	N/A
2204	\$599,999	2/2	\$488.6	1228	Sep 2018	N/A
2311	\$549,900	2/2	\$501.7	1096	Oct 2018	N/A
2313	\$2,700/mth	1/1	\$2.6	1020	Jul 2018	N/A
2402	\$600,000	2/2	\$536.7	1118	Aug 2017	2402 NINE LL...
2407	\$554,900	2/2	\$506.3	1096	Oct 2018	N/A
2410	\$354,900	1/1	\$473.8	749	Aug 2015	N/A
2413	\$495,000	1/1	\$523.8	945	Feb 2019	N/A
2417	\$915,000	3/2	\$636.3	1438	Sep 2016	GUILLERMO A...
2417	\$5,000/mth	3/3	\$3.5	1438	Apr 2019	N/A
2508	\$2,300/mth	1/1	\$3.4	674	Aug 2019	N/A
2602	\$599,000	2/2	\$482.7	1241	Apr 2017	N/A
2602	\$3,500/mth	2/2	\$3.1	1118	Jun 2019	N/A
2606	\$3,500/mth	2/2	\$2.6	1369	Jun 2019	N/A
2609	\$319,000	1/1	\$360.0	886	Oct 2018	N/A
2701	\$2,500/mth	1/1	\$3.3	762	Jun 2019	N/A
2703	\$450,000	1/1	\$548.1	821	Jan 2017	N/A

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2706	\$510,000	2/2	\$372.5	1369	Apr 2019	N/A
2707	\$620,000	2/2	\$565.7	1096	Aug 2018	N/A
2716	\$525,000	2/2	\$379.3	1384	Dec 2018	N/A
2716	\$3,200/mth	2/2	\$2.3	1384	Apr 2019	N/A
2717	\$780,000	3/2	\$542.4	1438	May 2019	N/A
2717	\$4,000/mth	3/2	\$2.8	1438	May 2019	N/A
2802	\$3,290/mth	2/2	\$2.7	1241	Aug 2019	N/A
2817	\$770,000	3/2	\$482.5	1596	Jun 2017	N/A
2903	\$500,000	1/1	\$533.6	937	Nov 2017	PAUL LOBOS...
2903	\$3,500/mth	1/1	\$3.7	937	Jun 2019	N/A
2912	\$625,000	2/2	\$419.7	1489	Jul 2017	CRAIG STEPH...
2915	\$395,000	1/1	\$477.1	828	Mar 2019	N/A
3011	\$499,999	2/2	\$455.8	1097	Jun 2018	N/A
3101	\$2,200/mth	1/1	\$2.9	762	Apr 2019	N/A
3105	\$605,000	2/2	\$435.3	1390	Jul 2019	N/A
3204	\$559,000	2/2	\$409.2	1366	Nov 2016	N/A
3304	\$3,100/mth	2/2	N/A	N/A	Dec 2018	N/A
3316	\$549,000	2/2	\$365.8	1501	Mar 2018	N/A