

Market Report

July, 2020



Nine at Mary

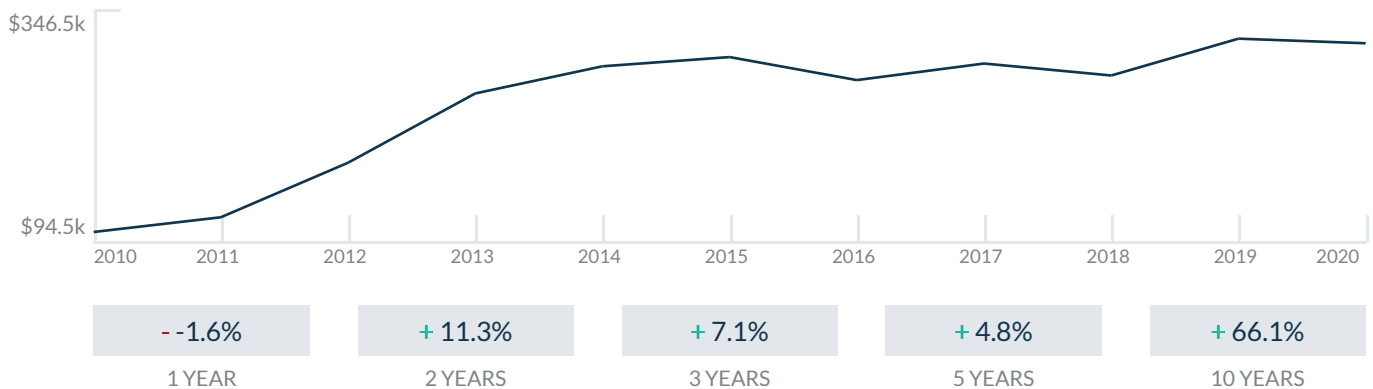
999 SW 1st Ave
Miami, FL 33130

Every month we compile this comprehensive market report focus on Nine at Mary in this convenient and easy to read format. Our 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 nineatmarycondosforsale.com.

Property Stats

POSTAL CODE 33130

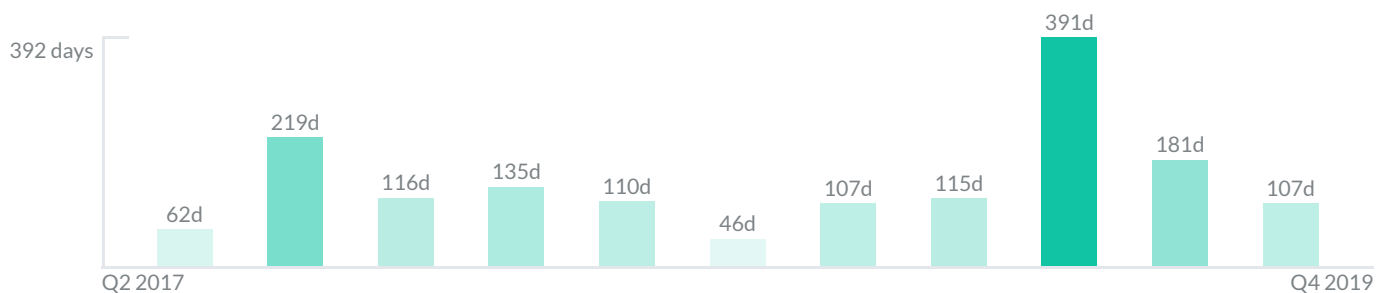
The property stats graph represents the median price evolution since ten years in your postal code area.



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©

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

Insights

IN NINE AT MARY

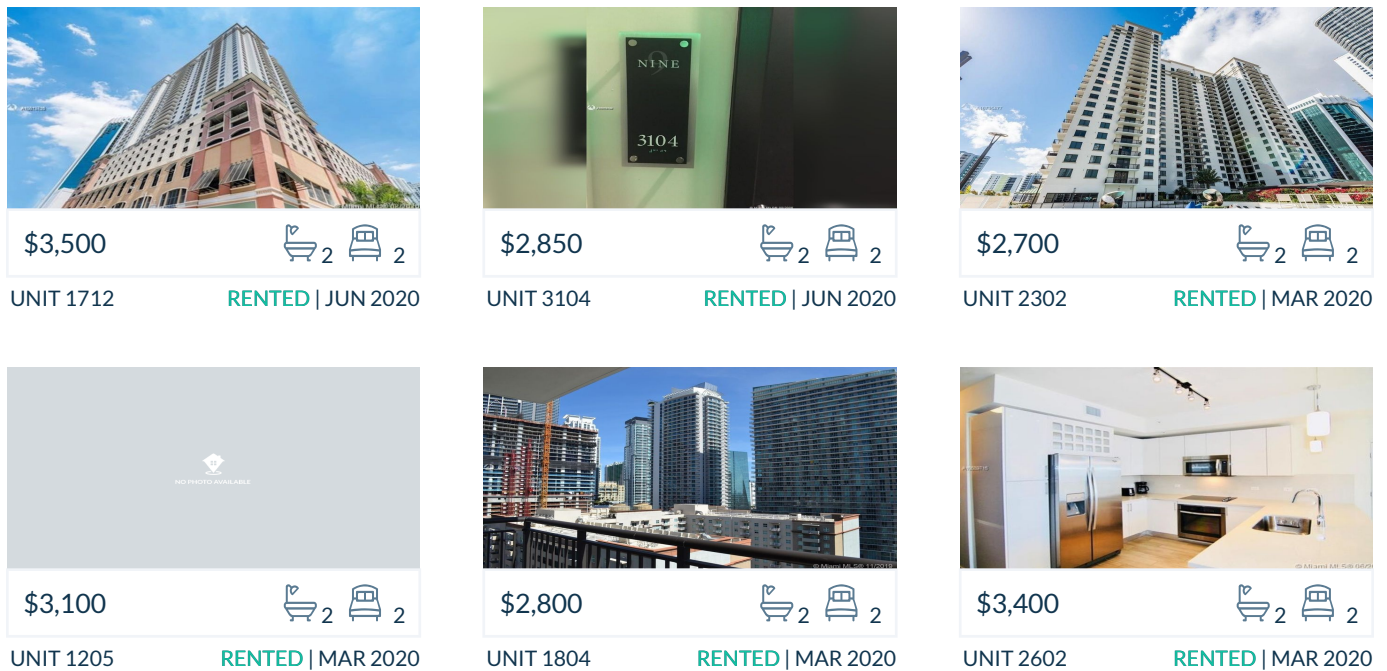
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Nine at Mary



Sold

LAST 20 PROPERTIES SOLD IN NINE AT MARY

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|----------|-----------|------------|---------|-------|-------------|----------------|
| UPH03 | \$630,000 | 2/2 | \$494.9 | 1,273 | Dec 2019 | 55 |
| 1616 | \$465,000 | 2/2 | \$309.8 | 1,501 | Dec 2019 | 121 |
| 1913 | \$289,900 | 1/1 | \$306.8 | 945 | Dec 2019 | 117 |
| 2116 | \$465,000 | 2/2 | \$309.6 | 1,502 | Dec 2019 | 68 |
| 1115 | \$295,000 | 1/1 | \$322.8 | 914 | Oct 2019 | 173 |
| 2401 | \$295,000 | 1/1 | \$388.2 | 760 | Aug 2019 | 132 |
| 3011 | \$3,200 | 2/2 | \$2.9 | 1,097 | Aug 2019 | 407 |
| 2914 | \$419,000 | 2/2 | \$393.8 | 1,064 | Jul 2019 | 162 |
| 1701 | \$2,100 | 1/1 | \$2.8 | 762 | Jul 2019 | 166 |
| 1416 | \$459,900 | 2/2 | \$332.3 | 1,384 | Jul 2019 | 37 |
| 1214 | \$2,850 | 2/2 | \$2.7 | 1,064 | Jun 2019 | 133 |
| 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 |
| 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 |
| 2913 | \$2,300 | 1/1 | \$2.4 | 945 | Nov 2018 | 91 |
| 2813 | \$2,195 | 1/1 | \$2.3 | 945 | Oct 2018 | 25 |

Rented

LAST 20 PROPERTIES RENTED IN NINE AT MARY

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 1712 | \$3,500 | 2/2 | \$2.5 | 1,373 | Jun 2020 | 124 |
| 3104 | \$2,850 | 2/2 | \$2.3 | 1,224 | Mar 2020 | 20 |
| 2302 | \$2,700 | 2/2 | \$2.2 | 1,241 | Mar 2020 | 147 |
| 1205 | \$3,100 | 2/2 | \$2.4 | 1,274 | Mar 2020 | 25 |
| 1804 | \$2,800 | 2/2 | \$2.3 | 1,228 | Mar 2020 | 98 |
| 2602 | \$3,400 | 2/2 | \$3.0 | 1,118 | Mar 2020 | 264 |
| 2802 | \$3,290 | 2/2 | \$2.7 | 1,241 | Mar 2020 | 108 |
| 3004 | \$3,000 | 2/2 | \$2.5 | 1,224 | Feb 2020 | 20 |
| 2303 | \$2,800 | 2/1 | \$3.4 | 821 | Feb 2020 | 16 |
| 2112 | \$3,000 | 2/2 | \$2.2 | 1,373 | Feb 2020 | 26 |
| 2006 | \$3,500 | 2/2 | \$2.5 | 1,390 | Feb 2020 | 32 |
| 2903 | \$3,500 | 1/1 | \$3.7 | 937 | Feb 2020 | 38 |
| 1901 | \$2,450 | 1/1 | \$3.2 | 762 | Feb 2020 | 149 |
| 1602 | \$3,200 | 2/2 | \$2.9 | 1,118 | Feb 2020 | 29 |
| 1216 | \$2,995 | 2/2 | \$2.2 | 1,384 | Feb 2020 | 37 |
| 1509 | \$2,100 | 1/1 | \$2.6 | 819 | Feb 2020 | 8 |
| 2517 | \$3,800 | 3/3 | \$2.6 | 1,438 | Jan 2020 | 7 |
| 1611 | \$3,500 | 2/2 | \$3.2 | 1,097 | Jan 2020 | N/A |
| 3214 | \$2,680 | 2/2 | \$2.3 | 1,173 | Jan 2020 | 109 |
| 1611 | \$3,500 | 2/2 | \$3.2 | 1,097 | Jan 2020 | N/A |

Currently Listed

ACTIVE LISTINGS 1/5

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|-------|-------------|------------|---------|------|--------------|-----------------|
| UPH10 | \$973,000 | 3/3 | \$511.6 | 1902 | Jun 2020 | N/A |
| UPH06 | \$3,400/mth | 2/2 | \$2.7 | 1268 | Feb 2020 | FLORINES INV... |
| PH11 | \$749,000 | 2/2 | \$543.1 | 1379 | Jun 2020 | N/A |
| PH03 | \$699,000 | 2/2 | \$549.1 | 1273 | Jun 2020 | N/A |
| PH10 | \$4,500/mth | 3/3 | \$2.4 | 1902 | Jun 2020 | N/A |
| 1112 | \$510,000 | 2/2 | \$371.4 | 1373 | Jun 2020 | N/A |
| 1201 | \$368,000 | 1/1 | N/A | N/A | Jun 2020 | N/A |
| 1202 | \$3,100/mth | 2/2 | \$2.8 | 1118 | Jun 2020 | N/A |
| 1214 | \$469,000 | 2/2 | N/A | N/A | Dec 2019 | N/A |
| 1214 | \$478,999 | 2/2 | \$450.2 | 1064 | Jun 2020 | N/A |
| 1401 | \$2,700/mth | 1/1 | \$3.6 | 760 | Jun 2020 | N/A |
| 1405 | \$3,300/mth | 2/2 | \$2.6 | 1274 | Mar 2020 | N/A |
| 1413 | \$349,000 | 1/1 | \$369.3 | 945 | Jun 2020 | N/A |
| 1508 | \$2,300 | 1/1 | \$3.4 | 674 | Feb 2020 | N/A |
| 1510 | \$2,250/mth | 1/1 | \$3.3 | 691 | Jun 2020 | N/A |
| 1513 | \$2,350/mth | 1/1 | \$2.3 | 1020 | Jun 2020 | N/A |
| 1514 | \$537,000 | 2/2 | \$504.7 | 1064 | Feb 2020 | N/A |
| 1514 | \$417,000 | 2/2 | \$391.9 | 1064 | Jun 2020 | N/A |
| 1606 | \$3,350/mth | 2/2 | \$2.3 | 1485 | Jun 2020 | N/A |
| 1608 | \$2,250/mth | 1/1 | \$3.3 | 674 | Jun 2020 | N/A |

Currently Listed

ACTIVE LISTINGS 2/5

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|------------------|
| 1611 | \$664,999 | 2/2 | \$606.2 | 1097 | Jun 2020 | GRISSEL DE JE... |
| 1611 | \$3,000/mth | 2/2 | \$2.7 | 1097 | Jun 2020 | N/A |
| 1615 | \$299,000 | 1/1 | \$362.4 | 825 | Jun 2020 | ALEXANDER... |
| 1617 | \$3,765/mth | 3/2 | \$2.6 | 1438 | Jun 2020 | MIGUEL ANG... |
| 1617 | \$759,000 | 3/2 | \$527.8 | 1438 | Jun 2020 | N/A |
| 1712 | \$660,000 | 2/2 | \$480.7 | 1373 | Feb 2020 | N/A |
| 1802 | \$3,150/mth | 2/2 | \$2.8 | 1118 | Jun 2020 | N/A |
| 1806 | \$539,000 | 2/2 | \$393.7 | 1369 | Jun 2020 | N/A |
| 1806 | \$3,800/mth | 2/2 | \$2.8 | 1369 | Jun 2020 | N/A |
| 1814 | \$419,000 | 2/2 | \$393.8 | 1064 | Jun 2020 | FABIAN CAIN... |
| 1911 | \$2,850/mth | 2/2 | \$2.6 | 1097 | Jun 2020 | N/A |
| 2002 | \$3,000/mth | 2/2 | \$2.7 | 1118 | Jun 2020 | N/A |
| 2003 | \$399,000 | 1/1 | \$425.8 | 937 | Jun 2020 | N/A |
| 2011 | \$2,850/mth | 2/2 | \$2.6 | 1097 | Jun 2020 | N/A |
| 2012 | \$540,000 | 2/2 | \$393.3 | 1373 | Jun 2020 | N/A |
| 2013 | \$2,200/mth | 1/1 | \$2.3 | 945 | Feb 2020 | N/A |
| 2014 | \$549,500 | 2/2 | \$516.4 | 1064 | Jun 2020 | N/A |
| 2015 | \$395,000 | 1/1 | \$432.2 | 914 | Feb 2020 | FELIPE D S GU... |
| 2017 | \$769,000 | 3/3 | \$534.8 | 1438 | Jun 2020 | ELISABETH C... |
| 2115 | \$2,500/mth | 1/1 | \$3.0 | 828 | Jun 2020 | N/A |

Currently Listed

ACTIVE LISTINGS 3/5

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|-----------------|
| 2204 | \$519,999 | 2/2 | \$423.5 | 1228 | Jun 2020 | JULIE HUGHES |
| 2215 | \$395,000 | 1/1 | N/A | N/A | Jun 2020 | WALDYR C SI... |
| 2311 | \$549,900 | 2/2 | \$501.7 | 1096 | Jun 2020 | N/A |
| 2402 | \$580,000 | 2/2 | \$518.8 | 1118 | Jun 2020 | 2402 NINE LL... |
| 2407 | \$554,900 | 2/2 | \$506.3 | 1096 | Feb 2020 | N/A |
| 2415 | \$2,500/mth | 1/1 | \$3.0 | 828 | Jun 2020 | N/A |
| 2417 | \$915,000 | 3/2 | \$636.3 | 1438 | Feb 2020 | GUILLERMO A... |
| 2417 | \$4,350/mth | 3/2 | \$3.0 | 1438 | Jun 2020 | N/A |
| 2501 | \$320,000 | 1/1 | N/A | N/A | Jun 2020 | N/A |
| 2501 | \$2,190/mth | 1/1 | \$2.9 | 762 | Jun 2020 | N/A |
| 2602 | \$545,000 | 2/2 | \$487.5 | 1118 | Jun 2020 | N/A |
| 2602 | \$3,000/mth | 2/2 | \$2.7 | 1118 | Jun 2020 | N/A |
| 2609 | \$319,000 | 1/1 | \$360.0 | 886 | Jun 2020 | N/A |
| 2615 | \$339,000 | 1/1 | \$409.4 | 828 | Jun 2020 | N/A |
| 2713 | \$2,350/mth | 1/1 | \$2.3 | 1020 | Jun 2020 | N/A |
| 2716 | \$495,000 | 2/2 | \$357.7 | 1384 | Jun 2020 | JAMES A MAR... |
| 2717 | \$780,000 | 3/2 | \$542.4 | 1438 | Jun 2020 | |
| 2801 | \$280,000 | 1/1 | \$368.4 | 760 | Jun 2020 | N/A |
| 2802 | \$3,290/mth | 2/2 | \$2.7 | 1241 | Jun 2020 | N/A |
| 2803 | \$430,000 | 1/1 | \$523.8 | 821 | Jun 2020 | N/A |

Currently Listed

ACTIVE LISTINGS 4/5

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|-----------------|
| 2808 | \$2,390/mth | 1/1 | \$3.2 | 744 | Jun 2020 | N/A |
| 2811 | \$2,850/mth | 2/2 | \$2.6 | 1097 | Jun 2020 | N/A |
| 2815 | \$350,000 | 1/1 | \$422.7 | 828 | Jun 2020 | N/A |
| 2817 | \$770,000 | 3/2 | \$482.5 | 1596 | Jun 2020 | N/A |
| 2903 | \$469,500 | 1/1 | \$501.1 | 937 | Jun 2020 | PAUL LOBOS... |
| 2910 | \$310,000 | 1/1 | \$446.7 | 694 | Jun 2020 | N/A |
| 2915 | \$325,000 | 1/1 | \$392.5 | 828 | Jun 2020 | N/A |
| 3002 | \$2,900/mth | 2/2 | \$2.6 | 1118 | Jun 2020 | N/A |
| 3011 | \$479,999 | 2/2 | \$437.6 | 1097 | Jun 2020 | N/A |
| 3102 | \$2,750/mth | 2/2 | \$2.5 | 1118 | Jun 2020 | N/A |
| 3105 | \$605,000 | 2/2 | \$435.3 | 1390 | Feb 2020 | MUSTAFA SEL... |
| 3110 | \$2,300/mth | 1/1 | \$3.3 | 691 | Jun 2020 | DANIEL ALEX... |
| 3117 | \$3,800/mth | 3/2 | \$2.6 | 1438 | Jun 2020 | N/A |
| 3201 | \$2,500/mth | 1/1 | \$3.3 | 760 | Jun 2020 | N/A |
| 3208 | \$2,390/mth | 1/1 | \$3.6 | 672 | Jun 2020 | MIGUEL E FIG... |
| 3208 | \$345,000 | 1/1 | \$513.4 | 672 | Jun 2020 | N/A |
| 3301 | \$280,000 | 1/1 | \$367.5 | 762 | Jun 2020 | N/A |
| 3301 | \$2,300/mth | 1/1 | \$3.0 | 762 | Feb 2020 | N/A |
| 3301 | \$2,200/mth | 1/1 | \$2.9 | 762 | Jun 2020 | N/A |
| 3304 | \$2,950/mth | 2/3 | N/A | N/A | Jun 2020 | N/A |

Currently Listed

ACTIVE LISTINGS 5/5

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|-------|
| 3308 | \$350,000 | 1/1 | \$541.8 | 646 | Jun 2020 | N/A |
| 3315 | \$439,000 | 1/1 | \$530.2 | 828 | Jun 2020 | N/A |
| 3315 | \$2,400/mth | 1/1 | \$2.9 | 828 | Jun 2020 | N/A |
| 3316 | \$549,000 | 2/2 | \$365.8 | 1501 | Jun 2020 | N/A |