



## 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](http://nineatmarycondosforsale.com).

## Property Stats

POSTAL CODE 33130

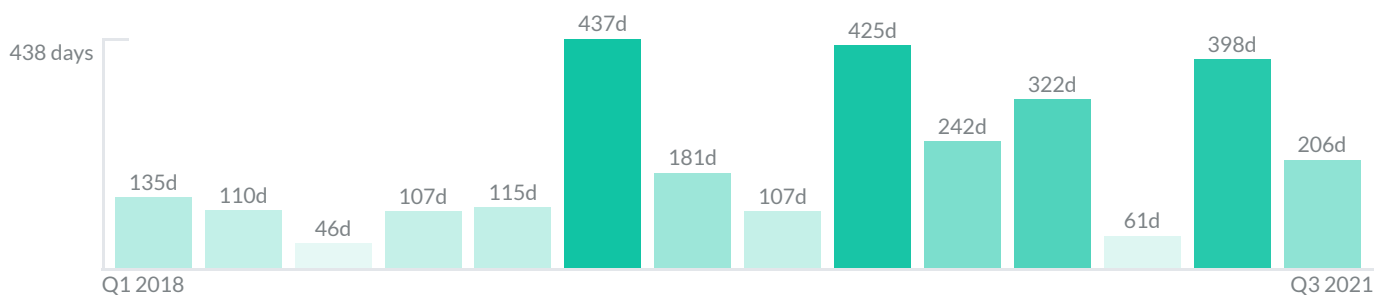
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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 Engenio 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.

2 BEDS

N/A  
AVERAGE PRICE

0 FOR SALE  
1 FOR RENT

% to %

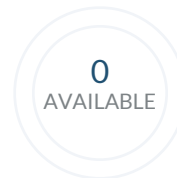
CAP RATE

Yearly net income when rent

1.4%

NEGOTIABILITY

What you can negotiate

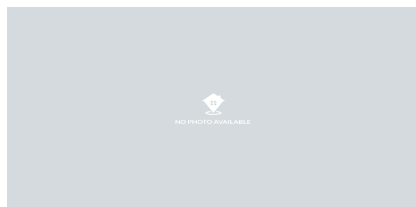


Sale within the last month

# Activity

SOLD OR RENTED

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



\$4,500



UNIT 1802

RENTED | AUG 2021



\$2,550



UNIT 2101

RENTED | AUG 2021



\$2,850



UNIT 3109

RENTED | AUG 2021

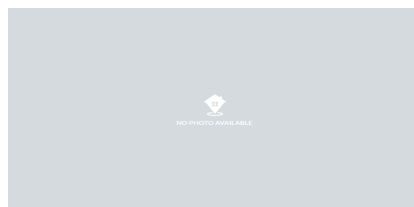


\$6,000



UNIT PH04

RENTED | AUG 2021



\$4,000



UNIT 2802

RENTED | AUG 2021



\$2,550



UNIT 3108

RENTED | AUG 2021

## Sold

LAST 20 PROPERTIES SOLD IN NINE AT MARY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1201	\$339,900	1/1	\$446.1	762	Jul 2021	583
2506	\$550,000	2/2	\$401.8	1,369	Jul 2021	137
1514	\$450,000	2/2	\$422.9	1,064	Jul 2021	9
2311	\$449,000	2/2	\$409.3	1,097	Jul 2021	35
1406	\$524,500	2/2	\$383.1	1,369	Jul 2021	49
1516	\$555,000	2/2	\$401.0	1,384	Jul 2021	32
1814	\$440,000	2/2	\$413.5	1,064	Jul 2021	598
2917	\$840,000	3/2	\$526.3	1,596	Jun 2021	112
2007	\$499,000	2/2	\$455.3	1,096	Jun 2021	1574
UPH10	\$955,000	3/3	\$502.1	1,902	Jun 2021	698
1413	\$349,000	1/1	\$369.3	945	Jun 2021	140
2602	\$495,000	2/2	\$442.8	1,118	May 2021	74
1412	\$419,900	2/2	\$305.8	1,373	Apr 2021	149
1112	\$510,000	2/2	\$371.4	1,373	Apr 2021	38
2117	\$699,000	3/2	\$486.1	1,438	Mar 2021	73
2003	\$385,000	1/1	\$410.9	937	Feb 2021	48
2609	\$319,000	1/1	\$360.0	886	Nov 2020	781
2716	\$485,000	2/2	\$350.4	1,384	Nov 2020	297
3308	\$325,000	1/1	\$503.1	646	Oct 2020	200
UPH04	\$999,000	3/3	\$578.8	1,726	Oct 2020	11

## Rented

LAST 20 PROPERTIES RENTED IN NINE AT MARY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1802	\$4,500	2/2	\$4.0	1,118	Aug 2021	12
2101	\$2,550	1/1	\$3.3	762	Aug 2021	11
3109	\$2,850	1/1	\$3.5	819	Aug 2021	7
PH04	\$6,000	3/3	\$3.5	1,726	Aug 2021	71
2802	\$4,000	2/2	\$3.6	1,118	Aug 2021	12
3108	\$2,550	1/1	\$3.8	672	Aug 2021	9
2808	\$2,300	1/1	\$3.1	744	Aug 2021	1
1803	\$2,900	1/1	\$3.5	821	Jul 2021	3
3309	\$2,950	1/1	\$3.6	819	Jul 2021	3
UPH05	\$5,600	3/3	\$2.9	1,903	Jul 2021	7
2810	\$2,550	1/1	\$3.7	694	Jul 2021	5
2715	\$2,900	1/1	\$3.5	828	Jul 2021	10
2404	\$3,800	2/2	\$3.1	1,224	Jul 2021	7
2112	\$3,800	2/2	\$2.8	1,373	Jul 2021	12
2915	\$3,300	1/1	\$4.0	828	Jun 2021	12
3304	\$3,800	2/3	\$3.1	1,225	Jun 2021	9
2701	\$3,150	1/1	\$4.1	762	Jun 2021	14
2110	\$3,200	1/1	\$4.6	691	Jun 2021	26
2405	\$3,800	2/2	\$3.0	1,274	Jun 2021	9
2417	\$5,599	3/2	\$3.9	1,438	Jun 2021	2

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2402	\$4,150/mth	2/2	\$3.7	1118	Aug 2021	2402 NINE LL...