

Market Report

May, 2021



840 Condo

840 81st St
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on 840 Condo 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 840condo.com.

Property Stats

POSTAL CODE 33141

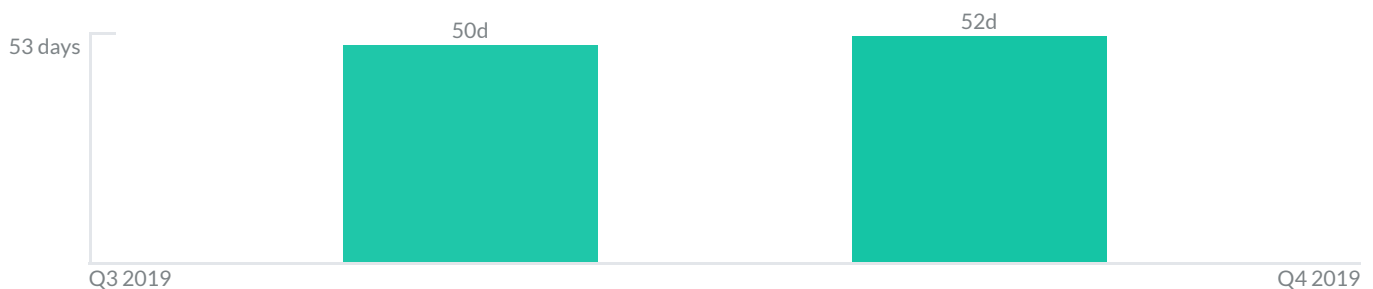
The property stats graph represents the median price evolution since ten years in your postal code area.



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

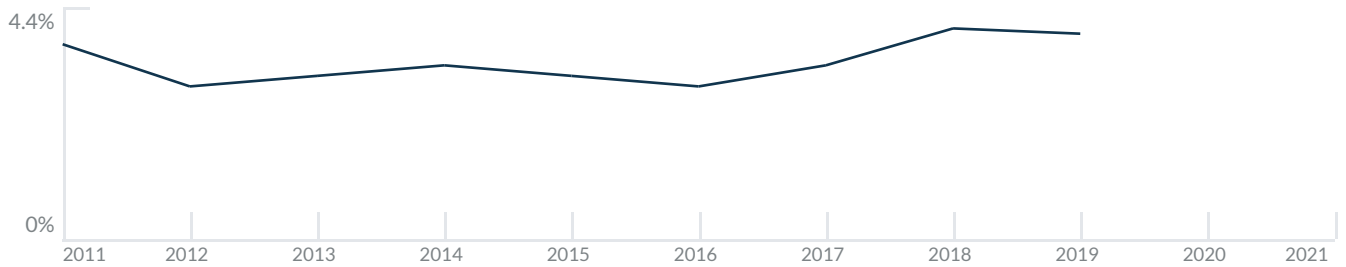
PER YEAR

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©

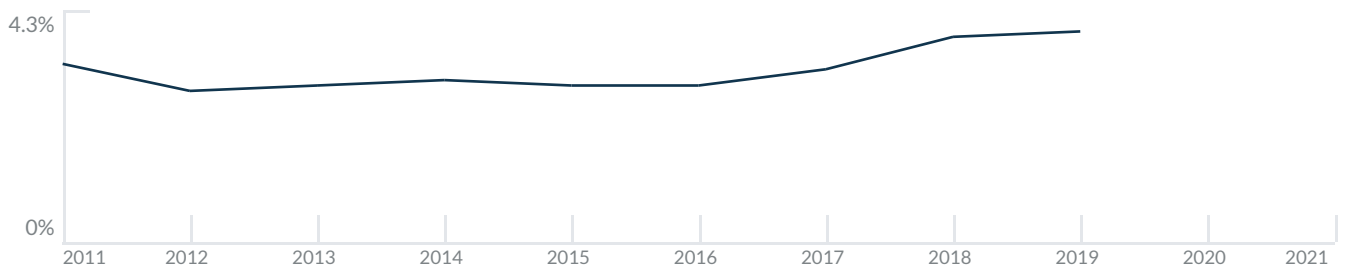
30 YEARS FIXED 4.4%



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
Mater Academy Miami Beach	Aspira Raul Arnaldo Martinez Charter School	North Miami Senior High School
8/10	2/10	3/10

Insights

IN 840 CONDO

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

% to %

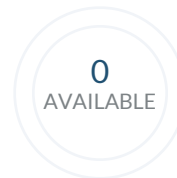
CAP RATE

Yearly net income when rent

2.8%

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 840 Condo



\$1,440



UNIT 4

RENTED | MAR 2021



\$900



UNIT 5

RENTED | NOV 2020

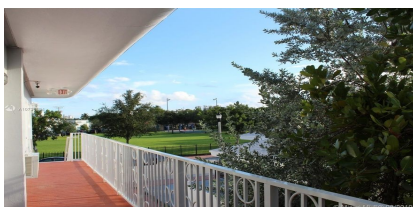


\$9,900



UNIT

RENTED | NOV 2020



\$1,795



UNIT 4

RENTED | MAR 2021



\$5,900



UNIT

RENTED | FEB 2021



\$7,500



UNIT

RENTED | NOV 2020

Sold

LAST 20 PROPERTIES SOLD IN 840 CONDO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
7	\$1,175	1/1	N/A	N/A	Oct 2019	52
7C	\$249,000	2/2	\$239.9	1,038	Sep 2019	65
N/A	\$5,790	5/4	\$2.3	2,487	Sep 2019	51
7	\$1,195	1/1	\$0.1	10,4...	Aug 2019	34
2	\$125,000	1/1	\$258.3	484	Sep 2015	160
N/A	\$110,000	1/1	\$227.3	484	Jan 2015	104
2	\$108,900	1/1	\$225.0	484	Jul 2014	38
4	\$110,000	2/1	\$197.8	556	Dec 2013	120
2	\$63,000	1/1	\$130.2	484	Apr 2011	124
N/A	\$65,900	2/2	\$63.5	1,038	Sep 2010	61
N/A	\$55,000	1/1	\$113.6	484	Sep 2010	258
2	\$42,000	1/1	\$86.8	484	Sep 2010	59
N/A	\$65,000	2/1	\$116.9	556	Jul 2010	195
2	\$205,000	1/1	N/A	N/A	Feb 2007	96
1	\$199,000	2/1	N/A	N/A	Nov 2006	116

Rented

LAST 20 PROPERTIES RENTED IN 840 CONDO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
4	\$1,440	2/1	\$2.6	553	Mar 2021	27
5	\$900	0/1	\$0.2	4,251	Apr 2020	169
N/A	\$9,900	5/4	\$2.4	4,100	Jan 2020	229
4	\$1,795	2/2	\$2.0	910	Jan 2020	147
N/A	\$5,900	3/3	\$2.8	2,129	Jan 2020	96
N/A	\$7,500	4/3	\$3.1	2,450	Dec 2019	111
3	\$1,600	2/1	\$1.6	1,000	Dec 2019	99
3	\$1,800	2/2	\$0.4	4,312	Dec 2019	109
2	\$1,700	2/1	\$1.5	1,100	Dec 2019	66
N/A	\$5,200	3/3	\$2.5	2,077	Nov 2019	54
7	\$1,150	1/1	\$2.0	575	Nov 2019	39
2	\$1,300	1/1	\$1.7	750	Nov 2019	97
4A	\$1,095	0/1	\$2.4	450	Oct 2019	15
3	\$1,795	2/2	\$1.9	930	Oct 2019	58
5	\$1,395	1/1	\$2.0	714	Oct 2019	55
6	\$1,795	2/2	\$2.0	910	Oct 2019	53
6	\$1,300	1/1	\$2.0	650	Oct 2019	20
2D	\$1,400	1/2	\$1.7	841	Oct 2019	84
n	\$1,650	2/1	\$1.4	1,200	Oct 2019	16
10	\$1,300	1/1	\$2.0	650	Sep 2019	56