

Market Report

May, 2019



Mondrian

1100 West Ave
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Mondrian 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 mondriansouthbeachcondosforsale.com.

Property Stats

POSTAL CODE 33139

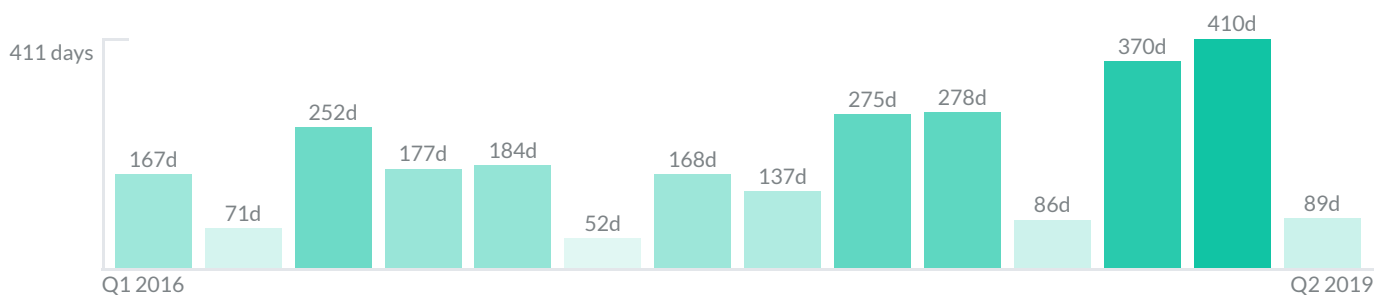
The property stats graph represents the median price evolution since ten years in your postal code area.



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

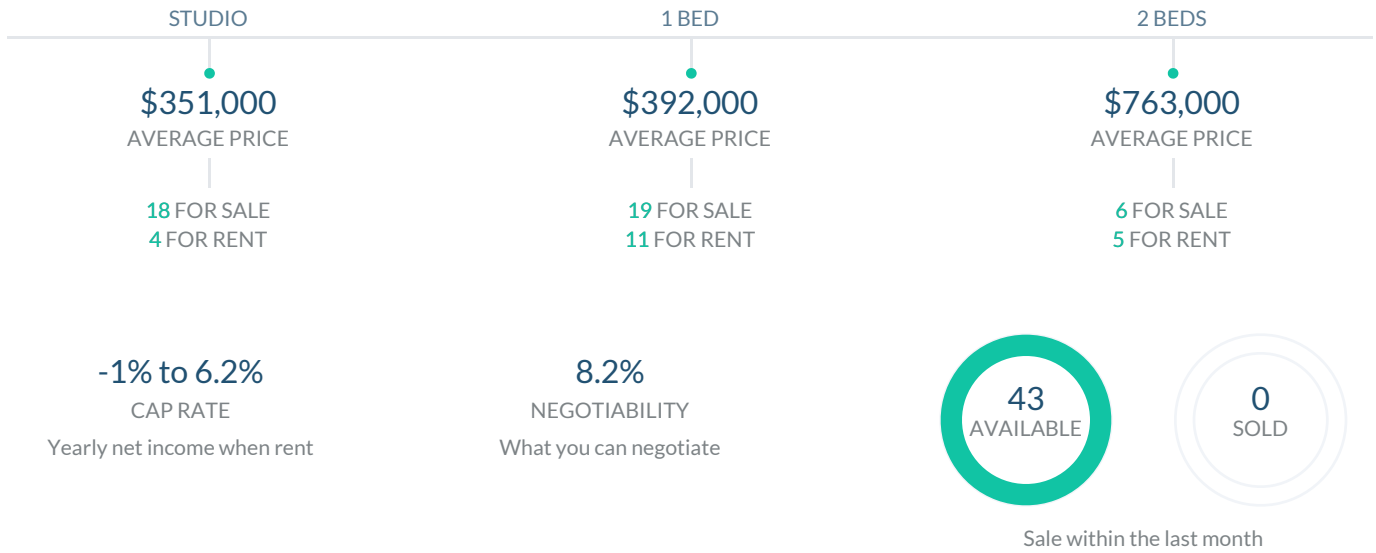
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies 10/10	Adria D'Agostino Maria De Hostos Youth Leadership Center 1/10	New York School Of The Arts 10/10

Insights

IN MONDRIAN
















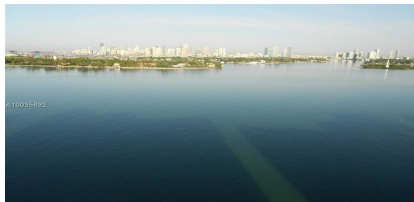


Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Mondrian

 <p>\$390,000  1  1</p> <p>UNIT 1502 SOLD DEC 2018</p>	 <p>\$389,000  1  0</p> <p>UNIT 722 SOLD OCT 2018</p>	 <p>\$3,300  1  1</p> <p>UNIT 1124 RENTED AUG 2018</p>
 <p>\$1,800  1  1</p> <p>UNIT 1 RENTED MAR 2019</p>	 <p>\$299,000  1  0</p> <p>UNIT 408 SOLD NOV 2017</p>	 <p>\$439,000  1  0</p> <p>UNIT 1512 SOLD FEB 2016</p>

Sold

LAST 20 PROPERTIES SOLD IN MONDRIAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1502	\$390,000	1/1	\$482.1	809	Apr 2019	89
722	\$389,000	0/1	\$789.0	493	Mar 2019	141
408	\$299,000	0/1	\$564.2	530	Mar 2019	427
1512	\$439,000	0/1	\$890.5	493	Mar 2019	1150
421	\$338,000	1/1	\$500.0	676	Feb 2019	49
510	\$445,000	1/1	\$639.4	696	Jan 2019	N/A
1627	\$390,000	1/1	\$639.3	610	Jan 2019	281
1027	\$379,000	1/1	\$621.3	610	Oct 2018	370
1427	\$355,000	1/1	\$582.0	610	Sep 2018	125
601	\$325,000	1/1	\$464.3	700	Sep 2018	69
527	\$325,000	1/1	\$532.8	610	Sep 2018	86
1201	\$320,000	1/1	\$457.1	700	Aug 2018	24
618	\$285,000	0/1	\$537.7	530	Jul 2018	97
1516	\$699,000	2/2	\$587.4	1,190	Jul 2018	113
1606	\$295,000	0/1	\$618.4	477	Jun 2018	83
809	\$299,000	1/1	\$389.3	768	Jun 2018	163
1618	\$295,000	0/1	\$556.6	530	Jun 2018	468
1210	\$525,000	1/1	\$754.3	696	Jun 2018	132
921	\$335,000	1/1	\$495.6	676	Apr 2018	369
1119	\$290,000	0/1	\$577.7	502	Apr 2018	398

Rented

LAST 20 PROPERTIES RENTED IN MONDRIAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1124	\$3,300	1/1	\$4.8	694	Mar 2019	263
1	\$1,800	1/1	\$2.6	695	Mar 2019	5
823	\$3,000	1/1	\$4.9	610	Dec 2018	317
1214	\$3,350	1/1	\$4.8	694	Nov 2018	43
1101	\$2,600	1/1	\$3.7	700	Aug 2018	94
402	\$3,400	1/1	\$4.2	809	Jul 2018	22
622	\$3,800	0/1	\$7.7	493	May 2018	133
808	\$5,500	0/1	\$10.4	530	Mar 2018	110
723	\$2,999	1/1	\$4.0	756	Dec 2017	48
722	\$2,700	0/1	\$5.5	493	Dec 2017	139
1101	\$2,750	1/1	\$3.9	700	Nov 2017	97
702	\$2,350	1/1	\$2.9	809	Nov 2017	12
1504	\$3,500	1/1	\$3.9	890	Oct 2017	111
402	\$3,300	1/1	\$4.1	809	Aug 2017	14
608	\$2,150	0/1	\$4.1	530	Jul 2017	16
608	\$2,200	0/1	\$4.2	530	Feb 2017	12
726	\$4,900	2/2	\$4.5	1,088	Jan 2017	157
827	\$2,700	1/1	\$4.4	610	Jan 2017	114
617	\$3,500	1/1	\$5.0	694	Oct 2016	110
621	\$2,800	1/1	\$4.1	676	Oct 2016	65

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$395,000	0/1	\$801.2	493	Dec 2018	N/A
N/A	\$305,000	0/1	\$575.5	530	Mar 2019	N/A
N/A	\$6,000/mth	2/2	\$5.5	1088	May 2019	N/A
311	\$324,900	1/1	\$468.2	694	Aug 2018	US BANK NAT...
411	\$325,000	1/1	\$468.3	694	Feb 2019	N/A
422	\$419,000	0/1	\$849.9	493	Jul 2017	WILLIAM J ST...
502	\$3,150/mth	1/1	\$3.9	809	Nov 2018	N/A
502	\$379,000	1/1	\$468.5	809	Mar 2019	N/A
504	\$320,000	1/1	\$431.8	741	Oct 2018	N/A
510	\$3,500/mth	1/1	\$5.0	696	Sep 2018	N/A
511	\$3,900/mth	1/1	\$5.6	694	Nov 2017	DIRK FEHRM...
517	\$4,200/mth	1/1	\$6.1	694	Nov 2017	LOUIS G CAN...
521	\$399,000	1/1	\$590.2	676	Nov 2018	N/A
523	\$314,000	1/1	\$452.4	694	Nov 2017	N/A
523	\$3,500/mth	1/1	\$5.0	694	May 2018	N/A
526	\$720,000	2/2	\$661.8	1088	Dec 2018	N/A
604	\$319,000	1/1	\$430.5	741	Apr 2019	N/A
610	\$495,000	1/1	\$711.2	696	Jun 2018	N/A
619	\$300,000	0/1	\$597.6	502	Apr 2019	N/A
622	\$429,000	0/1	\$870.2	493	Feb 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
622	\$2,600/mth	0/1	\$5.3	493	Feb 2019	N/A
716	\$715,000	2/2	\$657.2	1088	Oct 2018	N/A
716	\$6,000/mth	2/2	\$5.5	1088	Dec 2018	N/A
717	\$365,000	1/1	\$525.9	694	Aug 2018	N/A
723	\$2,999/mth	1/1	\$4.3	694	Nov 2018	N/A
726	\$795,000	2/2	\$730.7	1088	Oct 2016	REFERENCE O...
726	\$6,500/mth	2/2	\$6.0	1088	May 2019	N/A
727	\$400,000	1/1	\$561.8	712	Apr 2019	N/A
801	\$3,000/mth	1/1	\$4.3	700	Jan 2018	N/A
801	\$399,000	1/1	\$570.0	700	Nov 2018	N/A
807	\$294,000	0/1	\$578.7	508	May 2018	N/A
808	\$325,000	0/1	\$613.2	530	Sep 2018	N/A
808	\$2,800/mth	0/1	\$5.3	530	Apr 2019	N/A
811	\$4,000/mth	1/1	\$5.3	750	May 2016	JACQUELINE...
816	\$7,000/mth	2/2	\$6.4	1088	Nov 2016	N/A
816	\$680,000	2/2	\$625.0	1088	May 2018	N/A
822	\$439,000	0/1	\$890.5	493	Aug 2018	AMIR ANWAR
823	\$324,000	1/1	\$466.9	694	Apr 2019	N/A
827	\$355,000	1/1	\$582.0	610	Dec 2018	N/A
908	\$320,000	0/1	\$603.8	530	Oct 2018	N/A

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
918	\$395,000	0/1	\$745.3	530	Aug 2018	TRITAR ASSO...
923	\$295,000	1/1	\$425.1	694	Jan 2019	N/A
927	\$375,000	1/1	\$614.8	610	Mar 2019	N/A
927	\$3,100/mth	1/1	\$5.1	610	Apr 2019	N/A
1006	\$325,000	0/1	\$681.3	477	Jan 2019	N/A
1007	\$300,000	0/1	\$590.6	508	Jan 2017	N/A
1011	\$485,000	1/1	\$698.8	694	Nov 2018	N/A
1015	\$299,000	0/1	\$616.5	485	Mar 2017	JEANINNET L...
1019	\$310,000	0/1	\$617.5	502	Jun 2018	N/A
1020	\$595,000	1/1	\$854.9	696	Jan 2019	N/A
1022	\$430,000	0/1	\$872.2	493	May 2019	N/A
1112	\$399,000	0/1	\$752.8	530	Apr 2019	N/A
1116	\$6,000/mth	2/2	\$5.5	1088	Jun 2017	N/A
1116	\$799,000	2/2	\$734.4	1088	Nov 2018	N/A
1126	\$870,000	2/2	\$731.1	1190	Jan 2017	N/A
1207	\$310,000	0/1	\$610.2	508	Sep 2018	N/A
1210	\$5,500/mth	1/1	\$7.2	760	Jun 2018	N/A
1214	\$590,000	1/1	\$850.1	694	Jun 2017	ANDRES COL...
1407	\$324,000	0/1	\$637.8	508	Feb 2019	N/A
1424	\$3,700/mth	1/1	\$5.3	694	Jul 2018	N/A

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1501	\$395,000	1/1	\$564.3	700	Apr 2019	N/A
1515	\$5,500/mth	0/1	\$11.3	485	Sep 2018	N/A
1606	\$2,599/mth	0/1	N/A	N/A	Oct 2018	N/A