

Market Report

August, 2022



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

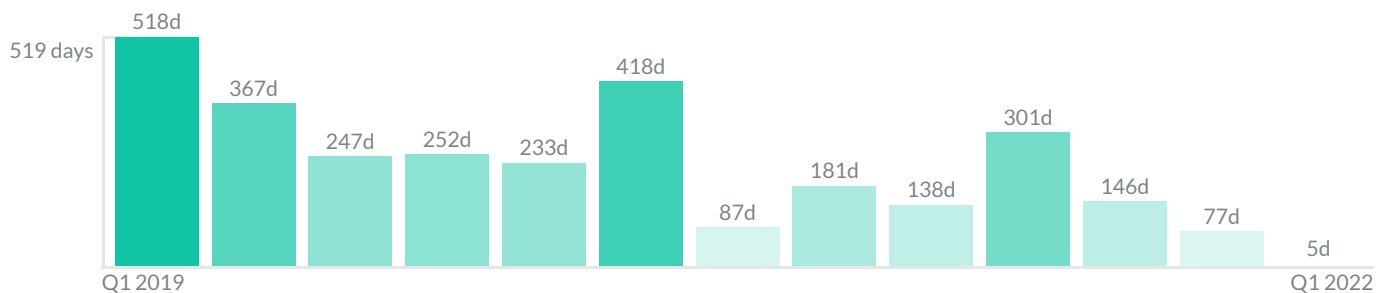
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

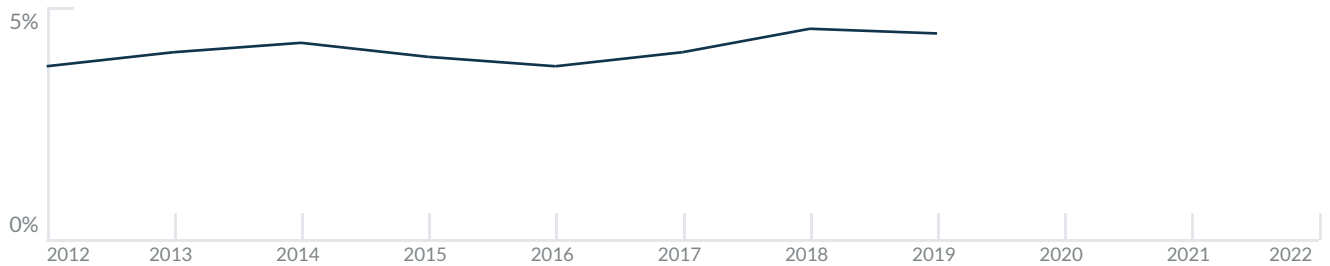


Mortgage Rates

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	Apia Wagner Maria De Hostos Youth Leadership Center	New York School Of The Arts
10/10	1/10	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>\$399,000</p> <p>UNIT 623</p> <p>SOLD APR 2022</p> <p>1 Bath 1 Bed</p>	 <p>\$390,000</p> <p>UNIT 718</p> <p>SOLD APR 2022</p> <p>1 Bath 0 Bed</p>	 <p>\$375,000</p> <p>UNIT 808</p> <p>SOLD FEB 2022</p> <p>1 Bath 0 Bed</p>
 <p>\$3,750</p> <p>UNIT 514</p> <p>RENTED FEB 2022</p> <p>1 Bath 1 Bed</p>	 <p>\$330,000</p> <p>UNIT 1006</p> <p>SOLD FEB 2022</p> <p>1 Bath 0 Bed</p>	 <p>\$4,500</p> <p>UNIT 307</p> <p>RENTED FEB 2022</p> <p>1 Bath 0 Bed</p>

Sold

LAST 20 PROPERTIES SOLD IN MONDRIAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
623	\$399,000	1/1	\$574.9	694	Mar 2022	1
718	\$390,000	0/1	\$735.8	530	Mar 2022	7
808	\$375,000	0/1	\$707.5	530	Feb 2022	8
1006	\$330,000	0/1	\$691.8	477	Dec 2021	252
811	\$480,000	1/1	\$640.0	750	Dec 2021	6
1627	\$468,000	1/1	\$767.2	610	Dec 2021	100
PH21	\$455,000	1/1	\$673.1	676	Dec 2021	2
909	\$390,000	1/1	\$576.9	676	Nov 2021	216
926	\$899,999	2/2	\$827.2	1,088	Nov 2021	124
1425	\$375,000	0/1	\$773.2	485	Nov 2021	20
1216	\$730,000	2/2	\$671.0	1,088	Nov 2021	2
706	\$299,000	0/1	\$626.8	477	Nov 2021	31
801	\$389,000	1/1	\$555.7	700	Nov 2021	8
426	\$728,800	2/2	\$669.9	1,088	Oct 2021	84
1210	\$615,000	1/1	\$883.6	696	Sep 2021	172
914	\$550,000	1/1	\$792.5	694	Sep 2021	146
927	\$369,000	1/1	\$604.9	610	Sep 2021	403
PH16...	\$850,000	2/2	\$781.3	1,088	Sep 2021	15
627	\$342,000	1/1	\$560.7	610	Aug 2021	N/A
521	\$399,000	1/1	\$590.2	676	Aug 2021	4

Rented

LAST 20 PROPERTIES RENTED IN MONDRIAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
514	\$3,750	1/1	\$5.4	694	Jan 2022	49
307	\$4,500	0/1	\$8.9	508	Dec 2021	352
811	\$6,500	1/1	\$9.4	694	Dec 2021	6
517	\$5,500	1/1	\$7.9	694	Dec 2021	335
811	\$5,500	1/1	\$7.9	694	Dec 2021	277
627	\$9,000	1/1	\$14.8	610	Aug 2021	167
427	\$3,400	1/1	\$5.6	610	Aug 2021	32
827	\$3,000	1/1	\$4.9	610	Jun 2021	69
424	\$3,500	1/1	\$5.0	694	Jun 2021	270
1520	\$3,500	1/1	\$5.0	696	Jun 2021	711
802	\$3,200	1/2	\$4.0	809	Jun 2021	711
1124	\$4,000	1/1	\$5.8	694	Jun 2021	40
427	\$2,950	1/1	\$4.8	610	May 2021	25
915	\$2,200	0/1	\$4.5	485	Mar 2021	26
811	\$5,000	1/1	\$6.7	750	Mar 2021	57
1621	\$4,000	1/1	\$5.9	676	Mar 2021	17
1127	\$3,450	1/1	\$5.7	610	Jan 2021	139
1124	\$2,900	1/1	\$4.2	694	Nov 2020	164
620	\$3,300	1/1	\$4.7	696	Oct 2020	37
827	\$1,800	1/1	\$3.0	610	Oct 2020	99

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH16...	\$750,000	1/1	\$1,080.7	694	Sep 2021	N/A
PH21	\$4,000/mth	1/1	\$5.9	676	Oct 2021	MONDRIAN 1...
TS-2/3	\$6,150,000	3/4	\$1,492.7	4120	Feb 2022	DEAN CARR
PH16...	\$750,000	1/1	\$1,080.7	694	Feb 2022	N/A
TS-4	\$3,200,000	2/3	\$2,335.8	1370	Apr 2022	DIDIER HIRSCH
307	\$4,500/mth	0/1	\$8.9	508	Feb 2022	N/A
311	\$515,000	1/1	\$742.1	694	Feb 2022	U S BANK NAT...
322	\$550,000	0/1	\$1,115.6	493	Apr 2022	LEONARDO P...
323	\$379,000	1/1	\$546.1	694	Feb 2022	HOWARD FRI...
401	\$380,000	1/1	\$542.9	700	Sep 2021	N/A
517	\$5,500/mth	1/1	\$7.9	694	Feb 2022	LOUIS G CAN...
517	\$5,500/mth	1/1	\$7.9	694	Apr 2022	LOUIS G CAN...
703	\$250,000	0/1	\$536.5	466	Apr 2022	DAVID A LEWIS
714	\$649,000	1/1	\$935.2	694	Feb 2022	ALESSANDRO...
714	\$620,000	1/1	\$893.4	694	Feb 2022	ALESSANDRO...
722	\$515,000	0/1	\$1,044.6	493	Apr 2022	WILLIAM E LA...
723	\$4,500/mth	1/1	\$6.5	694	Sep 2021	N/A
814	\$620,000	1/1	\$893.4	694	Feb 2022	N/A
816	\$715,000	2/2	\$657.2	1088	Oct 2021	N/A
916	\$890,000	2/2	\$818.0	1088	Feb 2022	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
916	\$930,000	2/2	\$854.8	1088	Apr 2022	N/A
917	\$598,000	1/1	\$861.7	694	Feb 2022	MICHAEL STA...
919	\$435,000	0/1	\$866.5	502	Apr 2022	N/A
927	\$3,800/mth	1/1	\$6.2	610	Oct 2021	N/A
1002	\$500,000	1/2	\$618.0	809	Apr 2022	ESPEN SKOG J...
1010	\$4,000/mth	1/1	\$5.7	696	Feb 2022	TOM MCFALL
1011	\$500,000	1/1	\$720.5	694	Apr 2022	BRADLY S KO...
1012	\$435,000	0/1	\$882.4	493	Feb 2022	BRUNO CHAR...
1024	\$630,000	1/1	\$907.8	694	Feb 2022	LEO MIZUHARA
1114	\$585,000	1/1	\$842.9	694	Feb 2022	BRUNO CHAR...
1120	\$750,000	1/1	\$1,077.6	696	Sep 2021	CATHERINE A...
1127	\$490,000	1/1	\$803.3	610	Feb 2022	N/A
1127	\$480,000	1/1	\$786.9	610	Apr 2022	N/A
1203	\$409,000	0/1	\$877.7	466	Feb 2022	MAGALI VAZ...
1227	\$490,000	1/1	\$803.3	610	Feb 2022	N/A
1227	\$490,000	1/1	\$803.3	610	Apr 2022	N/A
1411	\$375,000	1/1	\$540.3	694	Sep 2021	N/A
1420	\$650,000	1/1	\$933.9	696	Apr 2022	GEORGE MOL...
1423	\$439,000	1/1	\$632.6	694	Feb 2022	LARRY PECKL...
1425	\$6,000/mth	0/1	\$12.4	485	Feb 2022	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1517	\$525,000	1/1	\$756.5	694	Feb 2022	N/A
1610	\$715,000	1/1	\$1,027.3	696	Feb 2022	OLIVER KWO...
1614	\$699,000	1/1	\$1,007.2	694	Apr 2022	N/A