

Market Report

September, 2019



Fontainebleau III Sorrento

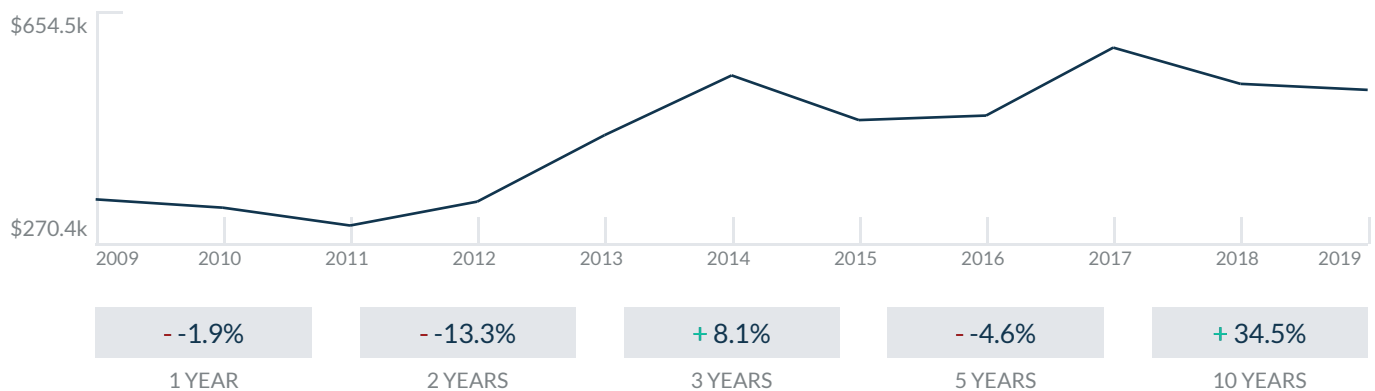
4391 Collins Avenue
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Fontainebleau III Sorrento 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 fontainebleaucondosforsale.com.

Property Stats

POSTAL CODE 33140

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!

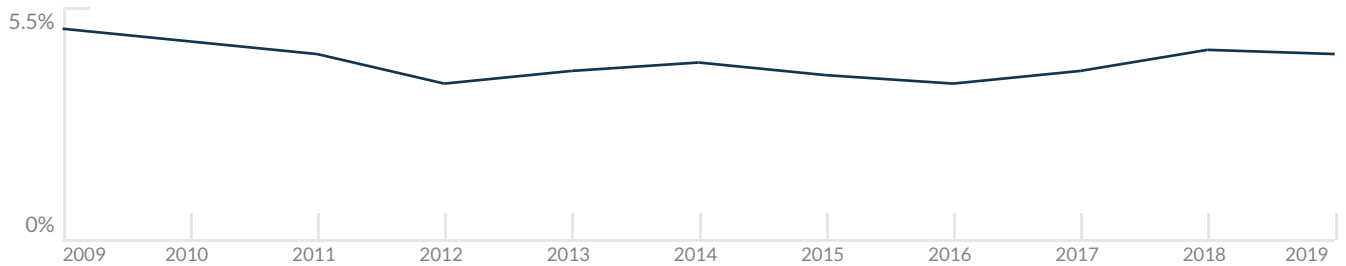


Mortgage Rates

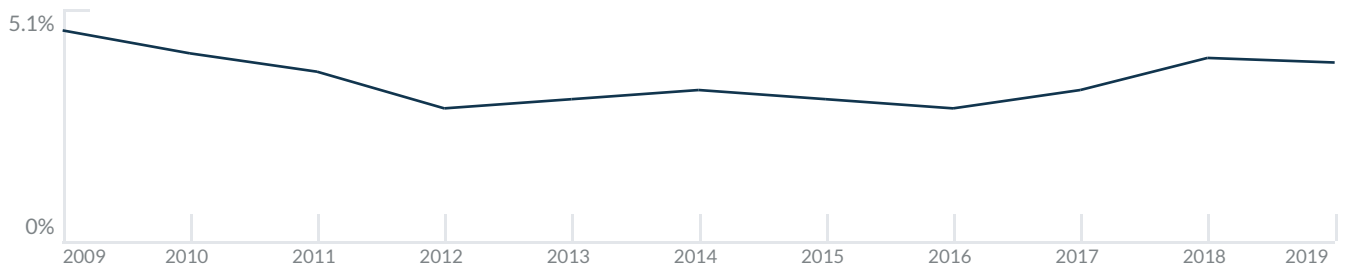
PER YEAR

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
BridgePrep Academy	De Hostos Youth Leadership Academy	Senior High School
5/10	1/10	10/10

Insights

IN FONTAINEBLEAU III SORRENTO

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

STUDIO

\$869,000
AVERAGE PRICE

1 FOR SALE
0 FOR RENT

-7% to -7%

CAP RATE

Yearly net income when rent

0%

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 Fontainebleau III Sorrento



\$2,999,000



UNIT 181211

SOLD | MAR 2016

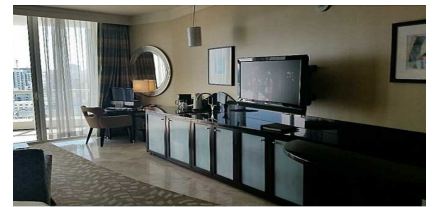


\$799,000



UNIT 1204

SOLD | SEP 2015



\$730,000



UNIT 1913

SOLD | FEB 2015

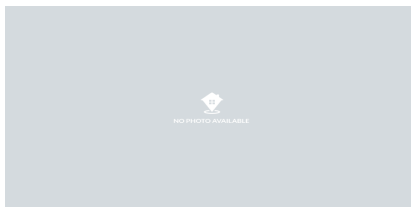


\$2,399,000



UNIT 121413

SOLD | DEC 2014

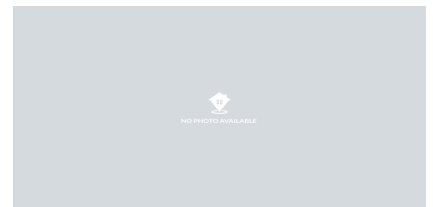


\$635,000



UNIT 915

SOLD | DEC 2014



\$500,000



UNIT 320

SOLD | DEC 2014

Sold

LAST 20 PROPERTIES SOLD IN FONTAINEBLEAU III SORRENTO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
181211	\$2,999,000	2/3	\$1,775.6	1,689	Jul 2016	108
1204	\$799,000	0/1	\$1,468.8	544	Nov 2015	47
1913	\$730,000	0/1	\$1,401.2	521	Oct 2015	160
121413	\$2,399,000	2/3	\$1,642.0	1,461	Jun 2015	175
915	\$635,000	0/1	\$1,118.0	568	Apr 2015	72
320	\$500,000	0/1	\$764.5	654	Feb 2015	39
1917	\$895,000	0/1	\$1,077.0	831	Feb 2015	34
1914	\$725,000	0/1	\$1,347.6	538	Jan 2015	10
N/A	\$720,000	0/1	\$1,379.3	522	Jan 2015	109
621	\$715,000	0/1	\$1,216.0	588	Dec 2014	18
1005	\$595,000	0/1	\$1,036.6	574	Dec 2013	65
1705	\$545,000	0/1	\$949.5	574	Feb 2013	128
817	\$435,000	0/1	\$765.8	568	Feb 2013	272
602	\$459,000	0/1	\$799.7	574	Jan 2013	289
1504	\$499,000	0/1	\$869.3	574	Jan 2013	842
1401	\$459,000	0/1	\$757.4	606	Feb 2012	160
417	\$427,000	0/1	\$775.0	551	Nov 2011	367
1414	\$899,000	1/2	\$906.3	992	May 2011	36
1417	\$390,000	0/1	\$686.6	568	Nov 2009	220

Rented

LAST 20 PROPERTIES RENTED IN FONTAINEBLEAU III SORRENTO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
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Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
622	\$869,000	0/1	\$1,477.9	588	Aug 2019	N/A