

Market Report

July, 2021



Neo Vertika

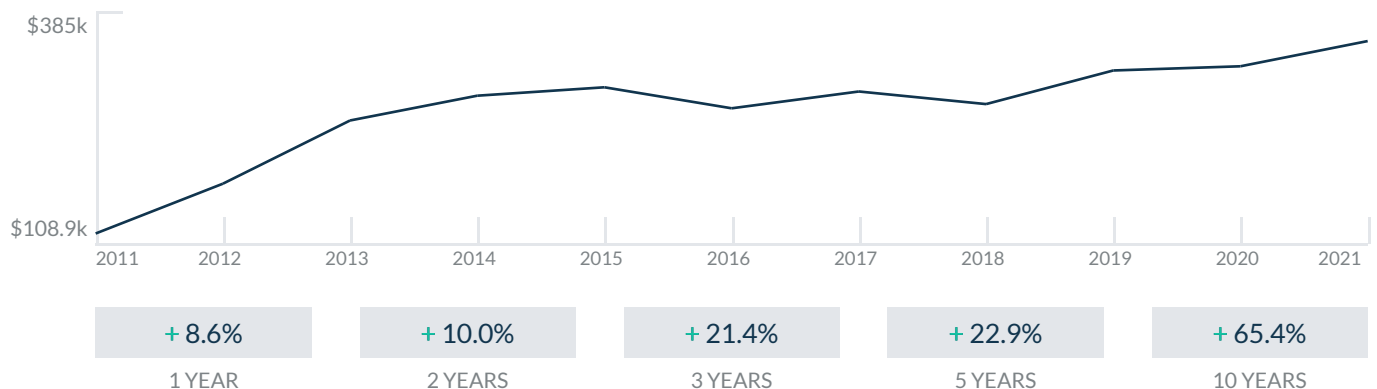
690 SW 1st Ct
Miami, FL 33130

Every month we compile this comprehensive market report focus on Neo Vertika 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 neovertikacondosforsale.com.

Property Stats

POSTAL CODE 33130

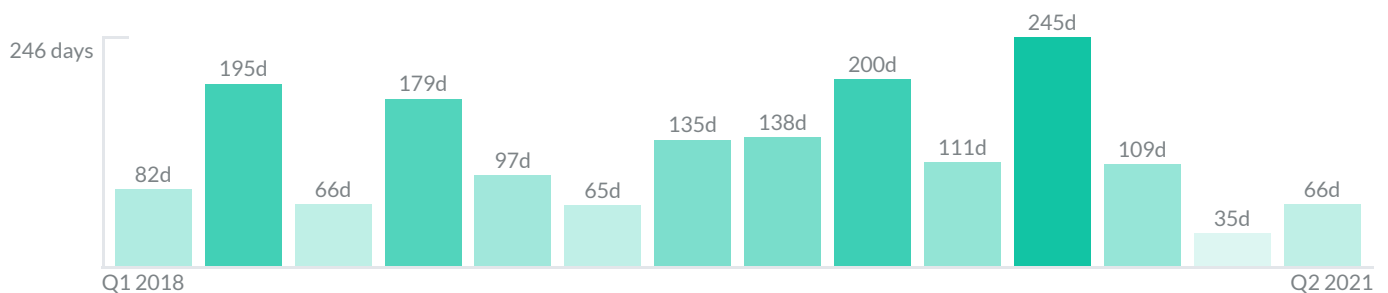
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

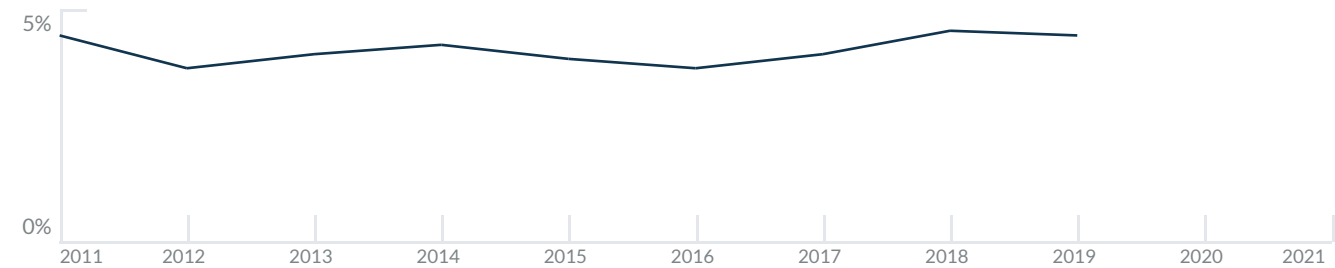


Mortgage Rates

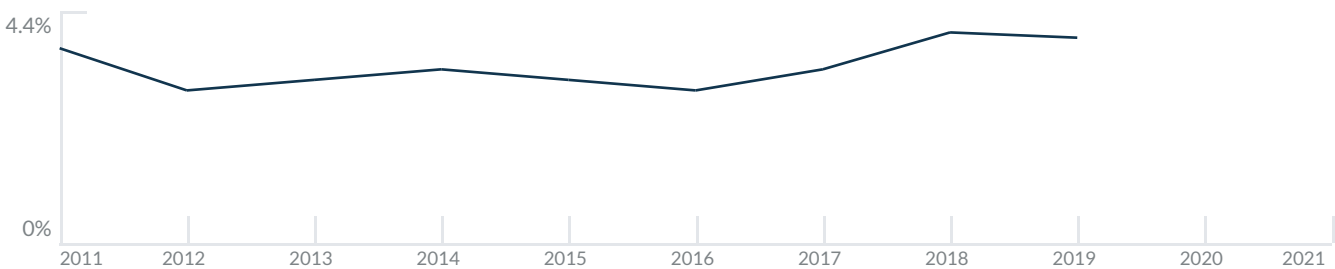
PER YEAR

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©

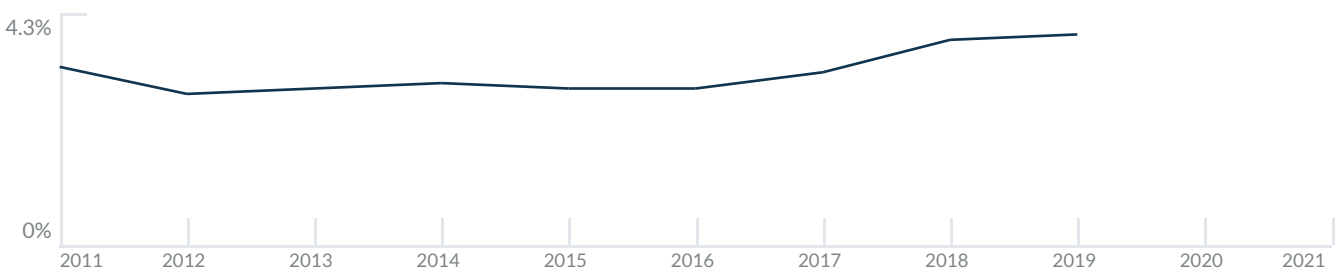
30 YEARS FIXED 4.4%



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 Excellence	Ensenio Maria De Hostos Youth Leadership Charter School	World School Of The Arts
1/10	1/10	10/10

Insights

IN NEO VERTIKA

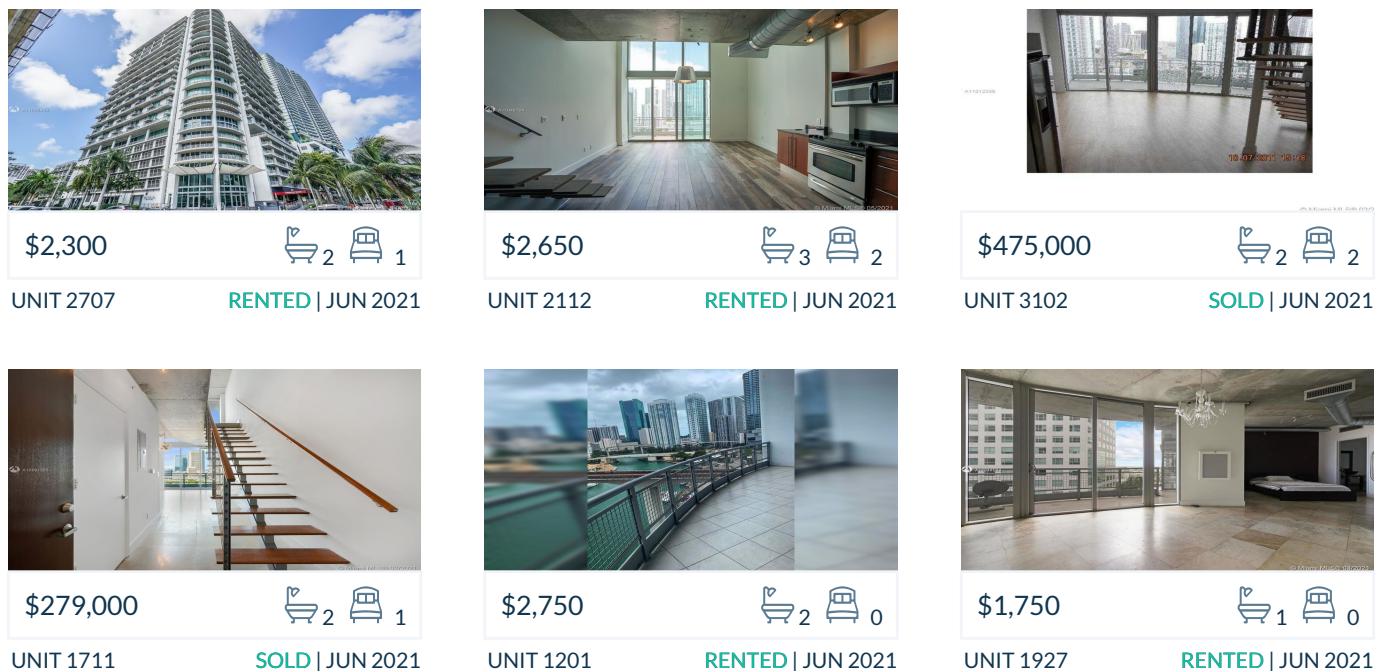
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Neo Vertika



Sold

LAST 20 PROPERTIES SOLD IN NEO VERTIKA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3102	\$475,000	2/2	\$355.3	1,337	Jun 2021	14
1711	\$279,000	1/2	\$350.9	795	Jun 2021	35
1015	\$260,000	1/2	\$327.0	795	May 2021	349
3126	\$368,000	2/2	\$318.6	1,155	May 2021	74
2704	\$325,000	1/2	\$364.8	891	May 2021	83
2110	\$354,900	2/3	\$318.9	1,113	Apr 2021	95
PHI13	\$499,000	2/2	\$397.6	1,255	Apr 2021	25
2115	\$340,000	2/3	\$305.5	1,113	Apr 2021	29
PHI-10	\$509,000	2/2	\$380.7	1,337	Apr 2021	6
1834	\$235,000	0/1	\$390.4	602	Apr 2021	35
2308	\$290,000	1/2	\$344.0	843	Apr 2021	32
1902	\$390,000	3/2	N/A	N/A	Apr 2021	29
1710	\$300,000	1/2	\$377.4	795	Apr 2021	46
2507	\$290,000	1/2	\$344.0	843	Mar 2021	7
PHI26	\$340,000	1/2	\$294.4	1,155	Feb 2021	17
2121	\$229,600	1/1	\$359.9	638	Feb 2021	42
2528	\$229,000	0/1	\$358.9	638	Feb 2021	74
1009	\$253,500	1/2	\$318.9	795	Oct 2020	42
1019	\$279,000	0/2	\$350.9	795	Oct 2020	176
2302	\$515,000	2/2	\$385.2	1,337	Sep 2020	99

Rented

LAST 20 PROPERTIES RENTED IN NEO VERTIKA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2707	\$2,300	1/2	\$2.7	843	Jun 2021	22
2112	\$2,650	2/3	\$2.4	1,113	Jun 2021	4
1201	\$2,750	0/2	\$2.1	1,284	Jun 2021	6
1927	\$1,750	0/1	\$2.9	602	Jun 2021	17
1921	\$1,625	1/1	\$2.5	638	Jun 2021	4
1906	\$2,050	0/2	\$2.6	795	Jun 2021	3
2308	\$2,200	1/2	\$2.6	843	Jun 2021	3
1709	\$2,400	1/2	\$3.0	795	May 2021	N/A
2111	\$2,700	2/3	\$2.4	1,113	May 2021	13
2730	\$1,800	0/1	\$2.8	638	May 2021	10
2727	\$2,800	1/2	\$2.4	1,155	May 2021	72
1209	\$1,950	1/2	\$2.5	795	May 2021	20
PHI12	\$2,750	2/2	\$2.2	1,255	May 2021	6
1834	\$1,700	0/1	\$2.8	602	May 2021	2
PHI08	\$2,000	1/2	\$2.4	843	Apr 2021	34
2726	\$1,800	0/1	\$2.8	638	Apr 2021	39
PHII08	\$2,000	1/2	\$2.4	843	Apr 2021	2
1511	\$1,775	1/2	\$2.2	795	Apr 2021	5
1516	\$2,000	1/2	\$2.5	795	Apr 2021	27
2122	\$2,600	2/3	\$2.3	1,113	Apr 2021	98

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PHI09	\$525,000	2/2	\$418.3	1255	Jun 2021	MATTHEW E...
PHI22	\$449,000	2/2	\$357.8	1255	Jun 2021	LENNESTT M...
1001	\$2,500/mth	1/1	\$3.4	727	Jun 2021	JOANELLE VI...
1421	\$245,000	0/1	\$384.0	638	Jun 2021	JULIAN PENA...
1430	\$325,000	0/1	\$509.4	638	Jun 2021	FABIO LATAR...
1825	\$269,000	0/1	\$421.6	638	Jun 2021	
1922	\$349,000	1/2	\$439.0	795	Jun 2021	DARRYLE A LI...
2127	\$430,000	0/2	\$372.3	1155	Jun 2021	PEDRO CAMA...
2301	\$610,000	2/2	\$456.2	1337	Jun 2021	GIANFRANCO...
2527	\$430,000	2/2	\$372.3	1155	Jun 2021	PEDRO CAMA...
2920	\$438,000	2/2	\$349.0	1255	Jun 2021	JUAN CARLO...
3117	\$439,000	2/2	\$349.8	1255	Jun 2021	FRANCOIS BE...
3118	\$429,000	2/2	\$341.8	1255	Jun 2021	MICHAEL GER...