

Market Report

September, 2020



Habitat One

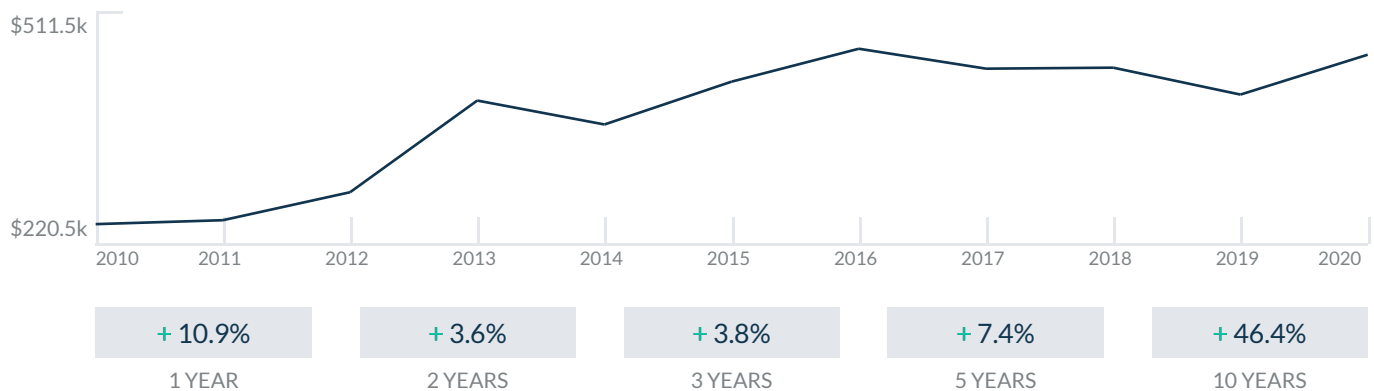
1701 SW 2nd Ave
Miami, FL 33129

Every month we compile this comprehensive market report focus on Habitat One 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 [habitatonecondosforsale.com](https://www.habitatonecondosforsale.com).

Property Stats

POSTAL CODE 33129

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
Alpha Charter Of Excellence
1/10

MIDDLE SCHOOL
Young Womens Preparatory Academy
10/10

HIGH SCHOOL
New World School Of The Arts
10/10

Insights

IN HABITAT ONE

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

1 BED
N/A
AVERAGE PRICE
0 FOR SALE
1 FOR RENT

2 BEDS
N/A
AVERAGE PRICE
0 FOR SALE
1 FOR RENT

% to %
CAP RATE
Yearly net income when rent

13.7%
NEGOTIABILITY
What you can negotiate

0
AVAILABLE

0
SOLD

Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Habitat One

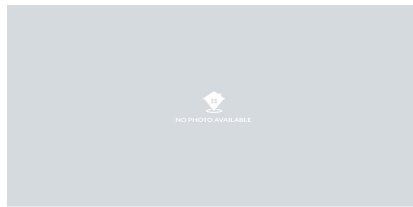


\$399,999



UNIT 106

SOLD | JUL 2020

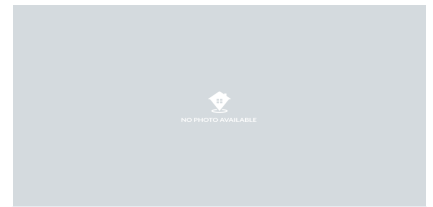


\$1,860



UNIT 1304

RENTED | JUN 2020

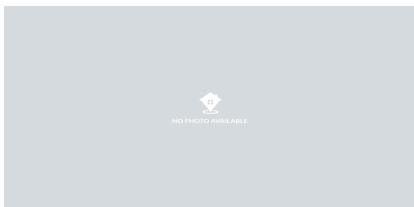


\$1,860



UNIT 1301

RENTED | JUL 2020

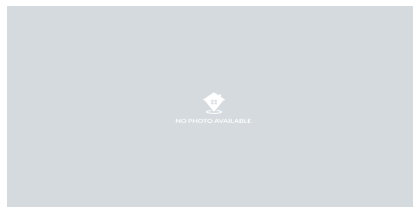


\$1,960



UNIT 1302

RENTED | JUN 2020



\$1,300



UNIT 113

RENTED | DEC 2017

Sold

LAST 20 PROPERTIES SOLD IN HABITAT ONE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
106	\$399,999	2/3	\$370.4	1,080	Nov 2019	11

Rented

LAST 20 PROPERTIES RENTED IN HABITAT ONE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1304	\$1,860	1/1	\$2.1	900	Sep 2016	106
1301	\$1,860	1/1	\$2.0	950	Sep 2016	106
1302	\$1,960	1/1	\$2.0	1,000	Aug 2016	75
113	\$1,300	2/2	\$1.6	830	Sep 2010	820

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
801	\$2,100/mth	2/2	\$1.7	1250	Jul 2020	FRANCISCO E...
802	\$1,850/mth	1/2	\$2.1	900	Jul 2020	FRANCISCO E...