



Tower Forty One

4101 Pine Tree Dr
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Tower Forty One 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 towerfortyone.com.

Property Stats

POSTAL CODE 33140

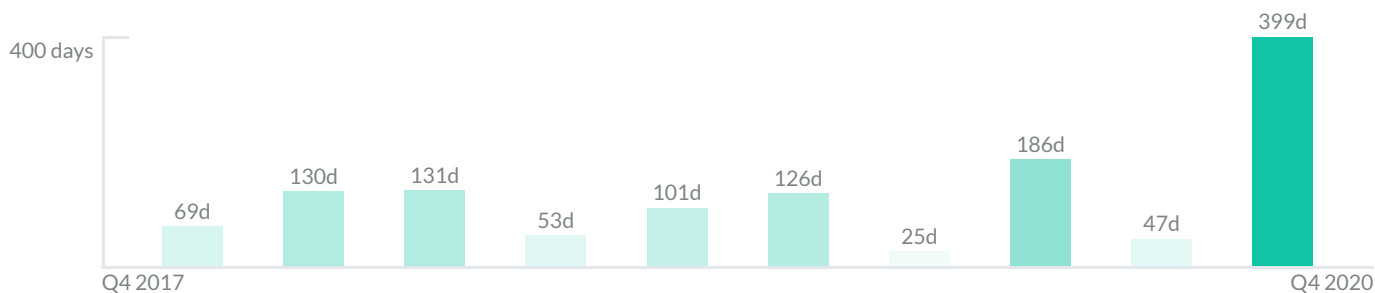
The property stats graph represents the median price evolution since ten years in your postal code area.



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 United 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©

| School Name | Rating |
|---|--------|
| School For Advanced Studies | 10/10 |
| De Hostos Youth Leadership Charter School | 1/10 |
| Artistic Culture Senior High School | 10/10 |

Insights

IN TOWER FORTY ONE

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

1 BED

\$257,000
AVERAGE PRICE

3 FOR SALE
3 FOR RENT

2 BEDS

\$685,000
AVERAGE PRICE

2 FOR SALE
3 FOR RENT

1.6% to 71.3%

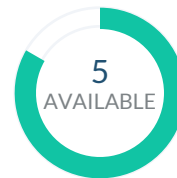
CAP RATE

Yearly net income when rent

5.3%

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 Tower Forty One



\$349,000



UNIT 1409

SOLD | OCT 2020



\$1,850



UNIT 802

RENTED | AUG 2020

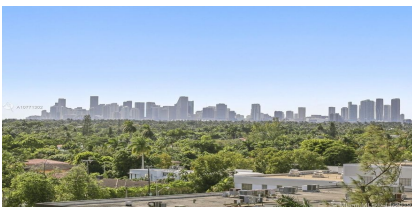


\$1,650



UNIT 709

RENTED | AUG 2020



\$729,000



UNIT 727

SOLD | JUL 2020



\$539,000



UNIT 1729

SOLD | JUL 2020



\$1,850



UNIT 305

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN TOWER FORTY ONE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|------|-----------|------------|---------|-------|-------------|----------------|
| 1409 | \$349,000 | 1/2 | \$418.0 | 835 | Oct 2020 | 399 |
| 727 | \$729,000 | 2/2 | \$561.6 | 1,298 | Feb 2020 | 54 |
| 1729 | \$539,000 | 2/2 | \$498.6 | 1,081 | Jan 2020 | 40 |
| 1628 | \$399,000 | 1/2 | \$477.8 | 835 | Dec 2019 | 189 |
| 1518 | \$639,000 | 2/2 | \$591.1 | 1,081 | Nov 2019 | 183 |
| 1623 | \$775,000 | 2/2 | \$716.9 | 1,081 | Sep 2019 | 25 |
| 1629 | \$535,000 | 2/2 | \$494.9 | 1,081 | May 2019 | 111 |
| 1819 | \$449,000 | 1/2 | \$547.6 | 820 | May 2019 | 141 |
| 718 | \$579,000 | 2/2 | \$535.6 | 1,081 | Mar 2019 | 91 |
| 1806 | \$580,000 | 2/2 | \$536.5 | 1,081 | Feb 2019 | 110 |
| 1501 | \$580,000 | 2/2 | \$536.5 | 1,081 | Dec 2018 | 47 |
| 1507 | \$299,000 | 1/2 | \$404.1 | 740 | Nov 2018 | 41 |
| 622 | \$639,000 | 2/2 | \$591.1 | 1,081 | Oct 2018 | 31 |
| 810 | \$618,000 | 2/2 | \$571.7 | 1,081 | Oct 2018 | 94 |
| 1825 | \$395,000 | 1/2 | \$473.1 | 835 | Aug 2018 | 131 |
| 1128 | \$350,000 | 1/1 | \$419.2 | 835 | May 2018 | 159 |
| 1128 | \$350,000 | 1/2 | \$419.2 | 835 | May 2018 | 159 |
| 909 | \$359,000 | 1/2 | \$429.9 | 835 | Apr 2018 | 73 |
| 528 | \$309,922 | 1/1 | \$371.2 | 835 | Nov 2017 | 2 |
| 528 | \$309,922 | 1/2 | \$371.2 | 835 | Nov 2017 | 2 |

Rented

LAST 20 PROPERTIES RENTED IN TOWER FORTY ONE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 802 | \$1,850 | 1/2 | \$2.2 | 835 | Aug 2020 | 40 |
| 709 | \$1,650 | 1/2 | \$2.0 | 835 | Aug 2020 | 33 |
| 305 | \$1,850 | 1/2 | \$2.2 | 835 | Dec 2019 | 33 |
| 5 | \$1,450 | 1/1 | \$2.9 | 500 | Oct 2019 | 40 |
| N/A | \$3,700 | 3/3 | \$2.6 | 1,414 | Sep 2019 | 70 |
| 1104 | \$3,800 | 2/2 | \$2.9 | 1,298 | Aug 2019 | 88 |
| 1806 | \$2,500 | 2/2 | \$2.3 | 1,081 | Jul 2019 | 21 |
| 1420 | \$2,050 | 1/2 | \$2.5 | 835 | Jul 2019 | 54 |
| 502 | \$1,800 | 1/2 | \$2.2 | 835 | Jul 2019 | 8 |
| 8 | \$1,400 | 1/1 | \$2.8 | 500 | Apr 2019 | 18 |
| 819 | \$2,000 | 1/2 | \$2.4 | 820 | Mar 2019 | 67 |
| 305 | \$1,800 | 1/2 | \$2.2 | 835 | Dec 2018 | 22 |
| 1806 | \$2,500 | 2/2 | N/A | N/A | Aug 2018 | 53 |
| 811 | \$2,300 | 2/2 | \$2.1 | 1,081 | Jul 2018 | 62 |
| 1107 | \$1,700 | 1/1 | N/A | N/A | Jun 2018 | 37 |
| 1007 | \$1,500 | 1/2 | \$2.0 | 740 | May 2018 | 25 |
| 520 | \$1,700 | 1/1 | \$2.0 | 835 | Feb 2018 | 204 |
| 520 | \$1,700 | 1/2 | \$2.0 | 835 | Feb 2018 | 204 |
| 802 | \$1,800 | 1/1 | \$2.2 | 835 | Aug 2017 | 7 |
| 802 | \$1,800 | 1/2 | \$2.2 | 835 | Aug 2017 | 7 |

Currently Listed

ACTIVE LISTINGS 1/1

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|-----------------|
| 411 | \$620,000 | 2/2 | \$573.5 | 1081 | Oct 2020 | KALMAN KLEIN |
| 419 | \$399,000 | 1/2 | \$486.6 | 820 | Sep 2020 | ROSLYN SAN... |
| 519 | \$369,000 | 1/2 | \$450.0 | 820 | Oct 2020 | N/A |
| 608 | \$1,850/mth | 1/2 | \$2.1 | 875 | Sep 2020 | MARTIN STERN |
| 804 | \$3,000/mth | 2/2 | \$2.3 | 1298 | Sep 2020 | MARTIN OLIN... |
| 1007 | \$1,500/mth | 1/2 | \$2.0 | 740 | Sep 2020 | JULIAN GUISA... |
| 1010 | \$2,400/mth | 2/2 | \$2.2 | 1081 | Oct 2020 | SLG LIMITED... |
| 1107 | \$1,800 | 1/1 | \$2.4 | 740 | Sep 2020 | ALBERT BENA... |
| 1401 | \$2,500/mth | 2/2 | \$2.3 | 1081 | Sep 2020 | RAHAMIM AB... |
| 1409 | \$1,800/mth | 1/2 | \$2.2 | 835 | Sep 2020 | SHAUL RINGL... |
| 1823 | \$750,000 | 2/2 | \$693.8 | 1081 | Sep 2020 | HYACINTH D... |