

Market Report

February, 2021



Tower Forty One

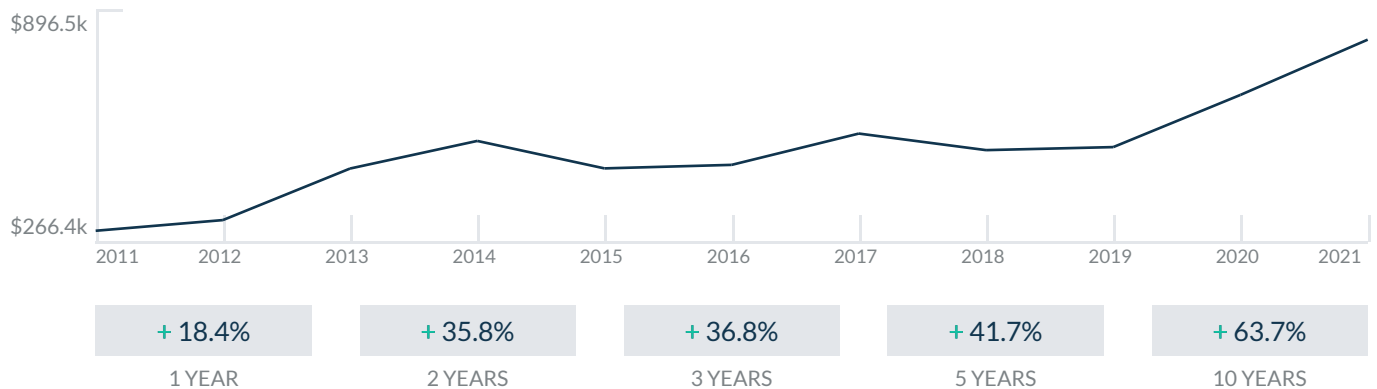
4101 Pine Tree Dr
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Tower Forty One in this convenient and easy to read format. Our 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 towerfortyone.com.

Property Stats

POSTAL CODE 33140

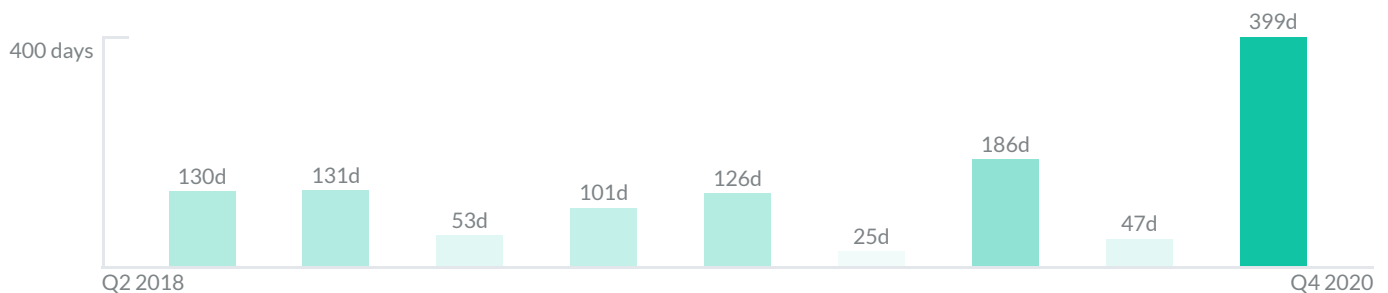
The property stats graph represents the median price evolution since ten years in your postal code area.



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 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	St. Ann's Archdiocese Senior High School
5/10	1/10	10/10

Insights

IN TOWER FORTY ONE

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

1 BED

\$374,000
AVERAGE PRICE

2 FOR SALE
1 FOR RENT

2 BEDS

\$714,000
AVERAGE PRICE

6 FOR SALE
3 FOR RENT

1.6% to 3%

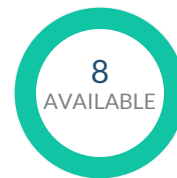
CAP RATE

Yearly net income when rent

5%

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



\$2,400



UNIT 1010

RENTED | JAN 2021



\$1,450



UNIT 1007

RENTED | DEC 2020

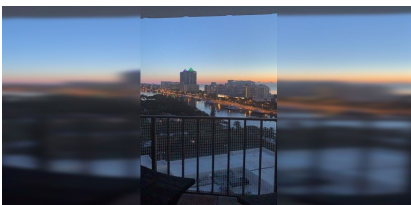


\$1,850



UNIT 608

RENTED | NOV 2020



\$2,499



UNIT 1806

RENTED | NOV 2020

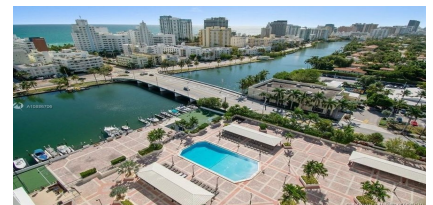


\$349,000



UNIT 1409

SOLD | OCT 2020



\$1,850



UNIT 802

RENTED | AUG 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
1010	\$2,400	2/2	\$2.2	1,081	Jan 2021	123
1007	\$1,450	1/2	\$2.0	740	Dec 2020	69
608	\$1,850	1/2	\$2.1	875	Nov 2020	86
1806	\$2,499	2/2	\$2.3	1,081	Nov 2020	13
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
403	\$639,000	2/2	\$492.3	1298	Jan 2021	MARGARET F...
411	\$575,000	2/2	\$531.9	1081	Jan 2021	KALMAN KLEIN
419	\$399,000	1/2	\$486.6	820	Sep 2020	ROSLYN SAN...
519	\$349,000	1/3	\$425.6	820	Jan 2021	N/A
602	\$2,000/mth	1/2	\$2.4	835	Dec 2020	BEATRICE & N...
726	\$775,000	2/2	\$597.1	1298	Jan 2021	NICOLE APPL...
804	\$3,000/mth	2/2	\$2.3	1298	Sep 2020	MARTIN OLIN...
804	\$895,000	2/2	\$689.5	1298	Nov 2020	MARTIN OLIN...
1518	\$649,000	2/2	\$600.4	1081	Dec 2020	LOIS FRIEDM...
1624	\$2,500/mth	2/2	\$2.3	1081	Dec 2020	SLG LIMITED...
1627	\$4,200/mth	2/2	\$3.2	1298	Dec 2020	ITZHAK DANI...
1823	\$750,000	2/2	\$693.8	1081	Jan 2021	HYACINTH D...