



## 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](https://towerfortyone.com).

## Property Stats

POSTAL CODE 33140

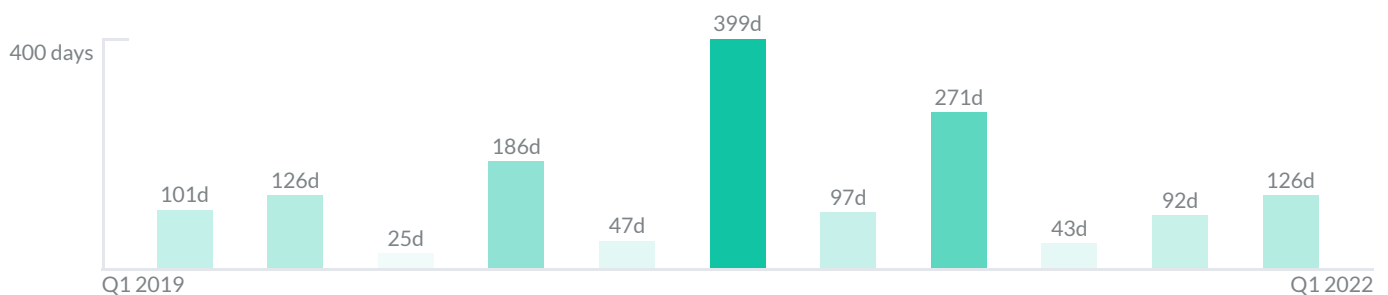
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

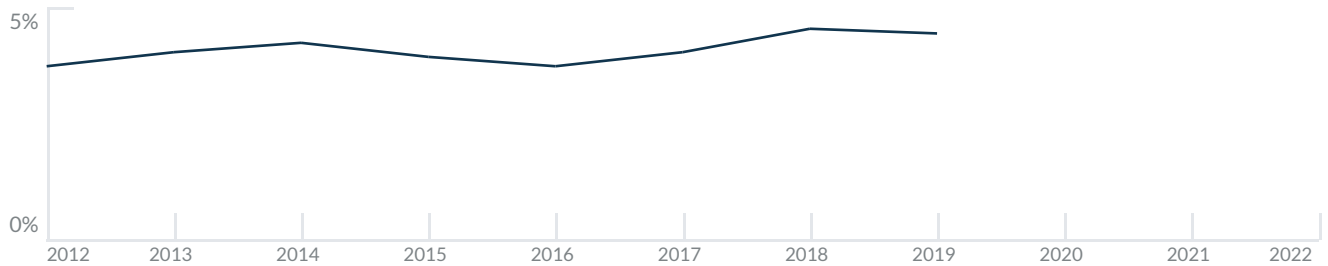


# Mortgage Rates

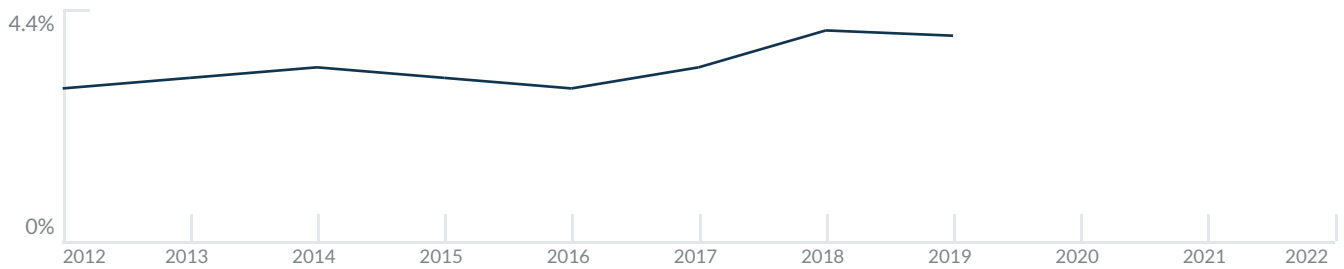
PER YEAR

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©

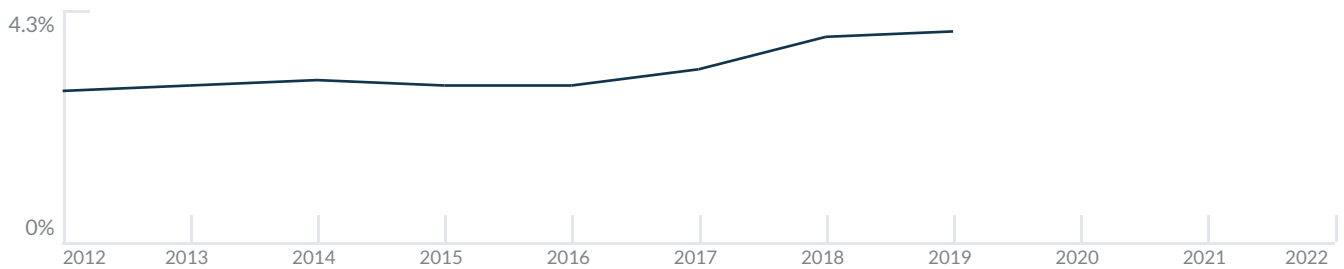
30 YEARS FIXED 4.4%



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
School For Advanced Studies in Math	De Hostos Youth Leadership Charter School	Senior High School
10/10	1/10	10/10

# Insights

IN TOWER FORTY ONE

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

1 BED

**\$425,000**  
AVERAGE PRICE

1 FOR SALE  
1 FOR RENT

2 BEDS

**\$629,000**  
AVERAGE PRICE

1 FOR SALE  
0 FOR RENT

**2.4% to 3.2%**

CAP RATE

Yearly net income when rent

**5.8%**

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



\$575,000



UNIT 1410

SOLD | FEB 2022



\$2,500



UNIT 1823

RENTED | FEB 2022



\$699,900



UNIT 408

SOLD | FEB 2022



\$395,000



UNIT 1802

SOLD | DEC 2021



\$1,300,000



UNIT 1412

SOLD | AUG 2021



\$1,900



UNIT 1107

RENTED | JUL 2021

## Sold

LAST 20 PROPERTIES SOLD IN TOWER FORTY ONE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1410	\$575,000	2/2	\$531.9	1,081	Feb 2022	126
408	\$699,900	2/4	\$409.3	1,710	Dec 2021	90
1802	\$395,000	1/2	\$473.1	835	Nov 2021	94
1412	\$1,300,000	4/4	\$601.3	2,162	Aug 2021	52
1727	\$749,000	2/2	\$577.0	1,298	Jul 2021	33
702	\$345,000	1/2	\$413.2	835	May 2021	15
419	\$385,000	1/2	\$469.5	820	May 2021	697
726	\$775,000	2/2	\$597.1	1,298	Apr 2021	100
519	\$349,000	1/3	\$425.6	820	Mar 2021	8
411	\$575,000	2/2	\$531.9	1,081	Mar 2021	186
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

## Rented

LAST 20 PROPERTIES RENTED IN TOWER FORTY ONE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1823	\$2,500	2/2	\$2.3	1,081	Jan 2022	13
1107	\$1,900	1/2	\$2.6	740	Jul 2021	101
1624	\$2,500	2/2	\$2.3	1,081	May 2021	153
602	\$2,000	1/2	\$2.4	835	Feb 2021	41
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

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
615	\$2,950/mth	1/2	\$3.0	975	Sep 2021	N/A
1501	\$629,000	2/2	\$581.9	1081	Apr 2022	CHANA PERL
1620	\$425,000	1/2	\$509.0	835	Feb 2022	TERESITA H P...