

Market Report

May, 2019



La Perla Miami

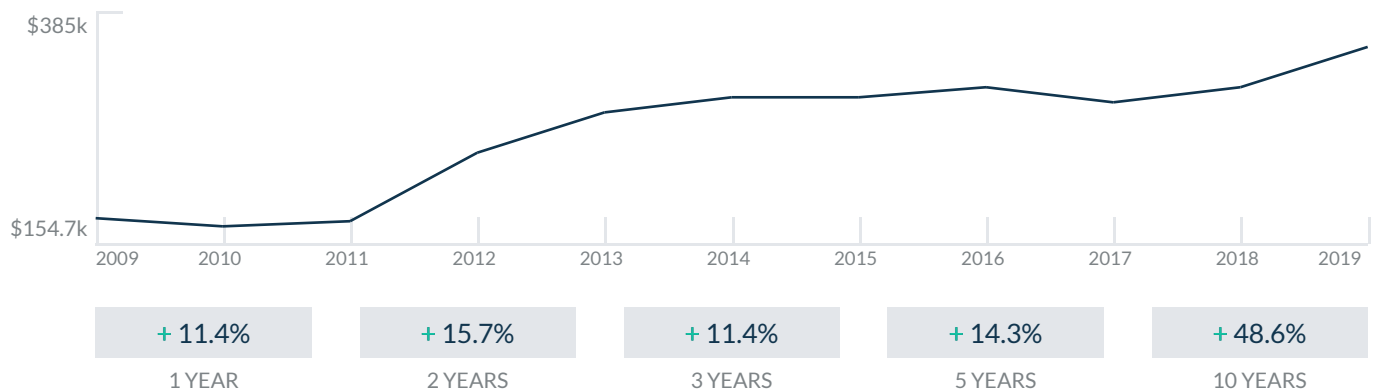
16699 Collins Ave
Sunny Isles Beach, FL 33160

Every month we compile this comprehensive market report focus on La Perla Miami 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 laperlamiamicondosforsale.com.

Property Stats

POSTAL CODE 33160

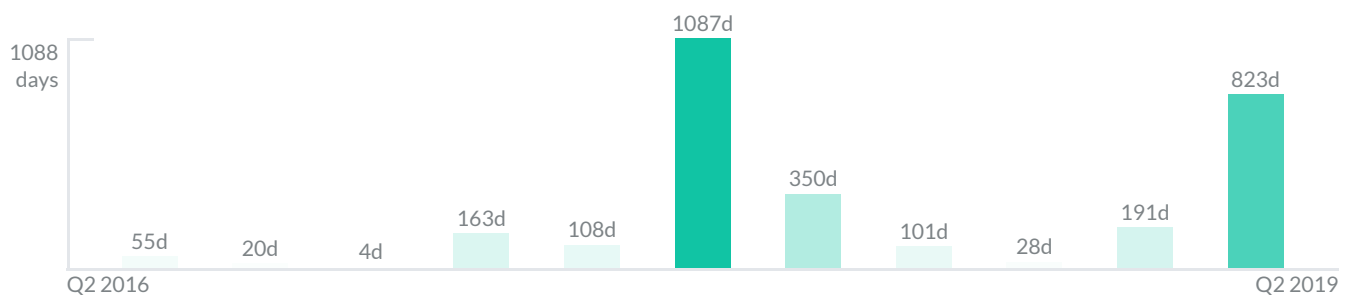
The property stats graph represents the median price evolution since ten years in your postal code area.



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

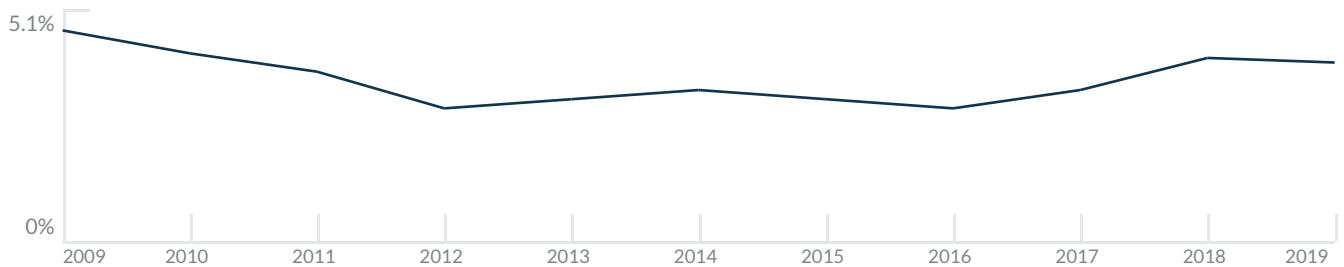
PER YEAR

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

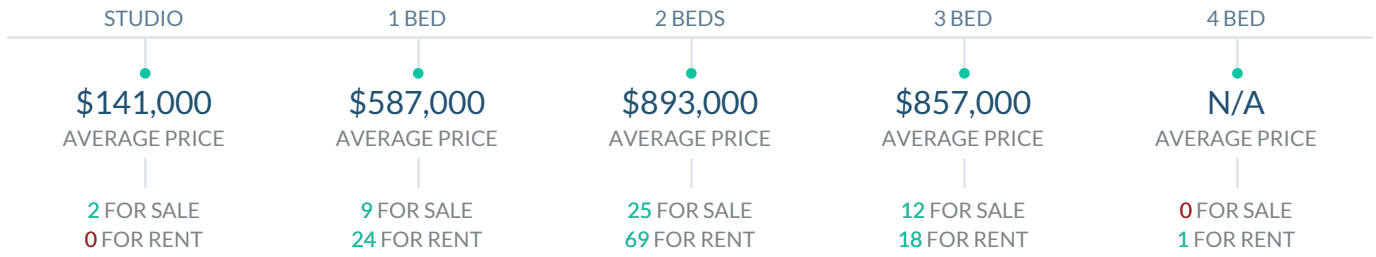
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of Excellence School	North Miami Middle School	North Miami Beach Senior High School
10/10	4/10	4/10

Insights

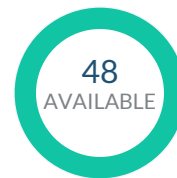
IN LA PERLA MIAMI

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



-3.5% to 4.1%
CAP RATE
Yearly net income when rent

1.8%
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 La Perla Miami

\$699,000 2 2

UNIT 3007 **SOLD** | AUG 2018

\$3,500 2 2

UNIT 1908 **RENTED** | FEB 2019

\$719,000 2 3

UNIT 2606 **SOLD** | DEC 2016

\$3,800 2 2

UNIT 3402 **RENTED** | DEC 2018

\$2,999 2 2

UNIT 3109 **RENTED** | JAN 2019

\$2,650 1 1

UNIT 1210 **RENTED** | DEC 2018

Sold

LAST 20 PROPERTIES SOLD IN LA PERLA MIAMI

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2606	\$719,000	3/2	\$439.2	1,637	Apr 2019	823
3904	\$749,000	3/2	\$436.7	1,715	Oct 2018	311
3908	\$995,000	2/2	\$699.2	1,423	Oct 2018	70
2101	\$829,900	2/2	\$511.3	1,623	Sep 2018	28
1504	\$869,000	2/2	\$506.7	1,715	Jun 2018	82
3701	\$870,000	3/2	\$536.0	1,623	Jun 2018	90
1904	\$799,900	2/2	\$466.4	1,715	May 2018	151
3002	\$1,145,000	2/2	\$714.7	1,602	May 2018	80
4209	\$755,000	2/2	\$596.4	1,266	Mar 2018	597
3707	\$895,000	2/2	\$629.0	1,423	Jan 2018	281
N/A	\$880,000	2/2	\$542.2	1,623	Jan 2018	173
4101	\$995,000	3/2	\$613.1	1,623	Dec 2017	1087
3502	\$1,250,000	2/2	\$780.3	1,602	Sep 2017	198
1701	\$890,000	3/2	\$548.4	1,623	Sep 2017	17
2508	\$988,000	2/2	\$694.3	1,423	Jun 2017	430
3708	\$980,000	2/2	\$688.7	1,423	May 2017	59
2902	\$1,129,000	2/2	\$704.7	1,602	May 2017	39
1407	\$825,000	2/2	\$579.8	1,423	Apr 2017	125
N/A	\$870,000	3/2	\$531.5	1,637	Mar 2017	6
1805	\$465,000	1/1	\$465.0	1,000	Feb 2017	1

Rented

LAST 20 PROPERTIES RENTED IN LA PERLA MIAMI

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3402	\$3,800	2/2	\$2.4	1,602	Mar 2019	79
3109	\$2,999	2/2	\$2.4	1,266	Feb 2019	45
901	\$6,500	2/2	\$3.8	1,707	Feb 2019	92
1210	\$2,650	1/1	\$2.7	1,000	Feb 2019	25
3601	\$3,599	3/2	\$2.2	1,623	Jan 2019	139
3210	\$2,650	1/1	\$2.7	1,000	Dec 2018	130
N/A	\$4,000	2/2	\$2.8	1,423	Dec 2018	185
2004	\$4,200	2/2	\$2.4	1,715	Dec 2018	149
2705	\$4,000	1/1	\$4.0	1,000	Dec 2018	96
1905	\$2,450	1/1	\$2.5	1,000	Nov 2018	135
4008	\$4,300	2/2	\$3.0	1,423	Nov 2018	37
3003	\$3,600	2/2	\$2.2	1,602	Nov 2018	48
2009	\$3,100	2/2	\$2.4	1,266	Oct 2018	93
3206	\$3,400	3/2	\$2.1	1,637	Oct 2018	93
3507	\$3,500	2/2	\$2.5	1,423	Sep 2018	70
2102	\$5,200	2/2	\$3.2	1,602	Sep 2018	177
1703	\$3,600	2/2	\$2.2	1,602	Sep 2018	132
2505	\$2,650	1/1	\$2.7	1,000	Jul 2018	38
2004	\$4,000	2/2	\$2.3	1,715	Jul 2018	232
1204	\$4,999	3/2	\$2.9	1,715	Jun 2018	733

Currently Listed

ACTIVE LISTINGS 1/8

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$5,500/mth	2/2	\$3.1	1800	Mar 2014	N/A
N/A	\$4,500/mth	2/2	\$2.8	1602	Aug 2014	NATALIA PRIB...
N/A	\$4,000/mth	1/1	\$4.2	950	Jul 2015	N/A
N/A	\$4,250/mth	2/2	\$2.5	1715	Nov 2016	N/A
N/A	\$5,000/mth	2/2	\$3.1	1623	Jan 2017	ALEX MEDVE...
N/A	\$3,850/mth	4/5	\$1.2	3200	Jan 2017	JUSTIN FUHR...
caban...	\$320,000	1/1	N/A	N/A	Nov 2017	N/A
LC2	\$260,000	0/1	\$738.6	352	Jun 2018	N/A
N/A	\$5,000/mth	2/2	\$3.1	1637	Jul 2018	N/A
PH43...	\$7,200/mth	3/3	\$2.7	2647	Nov 2018	N/A
N/A	\$5,500/mth	2/2	N/A	N/A	Apr 2019	N/A
601	\$4,500/mth	2/2	\$2.6	1707	Mar 2019	N/A
701	\$1,150,000	2/2	\$673.7	1707	Mar 2017	N/A
702	\$5,500/mth	3/2	\$3.2	1698	Apr 2018	N/A
715	\$22,500	0/1	\$62.5	360	Dec 2018	N/A
801	\$6,000/mth	2/2	\$3.5	1707	Mar 2016	MAZAN A FITI...
901	\$874,900	2/2	\$512.5	1707	Nov 2016	ZAIDA MEDIN...
903	\$3,500/mth	1/1	\$3.9	906	Jan 2019	N/A
1102	\$879,000	2/2	\$548.7	1602	Jul 2018	STEVE TESTA...
1104	\$3,790/mth	3/2	\$2.2	1715	Dec 2018	N/A

Currently Listed

ACTIVE LISTINGS 2/8

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1201	\$6,000/mth	2/2	\$3.7	1623	Mar 2019	N/A
1202	\$4,990/mth	2/2	\$3.1	1602	Dec 2017	N/A
1204	\$4,000/mth	2/2	\$2.3	1715	Apr 2019	N/A
1205	\$2,950/mth	1/1	\$3.0	1000	Feb 2019	N/A
1207	\$774,900	2/2	\$544.6	1423	Nov 2017	MARIA ANGE...
1207	\$3,650/mth	2/2	\$2.6	1423	Apr 2019	N/A
1407	\$5,000/mth	2/2	\$3.5	1423	Nov 2018	N/A
1410	\$3,500/mth	1/1	\$3.5	1000	Mar 2017	N/A
1410	\$675,000	1/1	\$675.0	1000	Nov 2017	N/A
1501	\$5,500/mth	2/2	\$3.4	1623	Jun 2015	N/A
1503	\$5,500/mth	2/2	\$3.4	1602	Oct 2014	OLGA PILYAV...
1504	\$5,400/mth	3/2	\$3.1	1715	Oct 2018	N/A
1505	\$3,000/mth	1/1	\$3.0	1000	Feb 2017	ARKADY PICH...
1507	\$739,000	2/2	\$519.3	1423	Dec 2018	N/A
1507	\$4,500/mth	2/2	\$3.2	1423	May 2019	N/A
1509	\$3,990/mth	2/2	\$3.2	1266	Jan 2019	N/A
1510	\$4,500/mth	1/1	\$4.5	1000	Jan 2016	N/A
1605	\$3,100/mth	1/2	\$3.1	1000	May 2018	N/A
1605	\$649,900	1/2	\$649.9	1000	Aug 2018	N/A
1607	\$4,700/mth	2/2	\$3.3	1423	Apr 2017	MARINA KRA...

Currently Listed

ACTIVE LISTINGS 3/8

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1610	\$4,000/mth	1/1	\$4.0	1000	Nov 2017	DAVID COLLI...
1703	\$4,500/mth	2/2	\$2.8	1602	Jan 2019	N/A
1704	\$739,000	2/2	\$430.9	1715	Jan 2019	N/A
1706	\$3,400/mth	3/2	\$2.1	1637	Mar 2019	N/A
1709	\$769,000	2/2	\$607.4	1266	Mar 2018	N/A
1710	\$549,000	1/1	\$549.0	1000	Feb 2019	N/A
1801	\$4,000/mth	2/2	\$2.5	1623	May 2016	N/A
1805	\$3,000/mth	1/1	\$3.0	1000	Mar 2017	ALLA ZELIKO...
1806	\$890,000	3/2	\$543.7	1637	Apr 2019	N/A
1807	\$4,700/mth	2/2	\$3.3	1423	Dec 2017	N/A
1809	\$4,500/mth	2/2	\$3.6	1266	May 2016	DAVID A ZAR...
1810	\$3,350/mth	1/1	\$3.4	1000	Jan 2019	N/A
1904	\$4,500/mth	2/2	\$2.6	1715	Jun 2018	N/A
1906	\$859,000	3/2	\$524.7	1637	Aug 2018	N/A
1908	\$800,000	2/2	\$562.2	1423	Dec 2016	ALBINA KARN...
1909	\$4,500/mth	2/2	\$3.6	1266	May 2017	SHERIF YACO...
2006	\$5,500/mth	2/2	\$3.4	1637	Nov 2015	EDWARD GER...
2008	\$5,500/mth	2/2	\$3.9	1423	Nov 2017	EDUARD GER...
2102	\$5,450/mth	2/2	\$3.4	1606	Mar 2019	N/A
2106	\$3,900/mth	3/2	\$2.4	1637	Oct 2016	VALERY BELO...

Currently Listed

ACTIVE LISTINGS 4/8

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2109	\$3,850/mth	2/2	\$3.0	1266	May 2018	MARIANNA T...
2204	\$5,500/mth	2/2	\$3.1	1750	Nov 2014	N/A
2209	\$4,500/mth	2/2	\$3.6	1266	Feb 2018	YELENA BABA...
2210	\$3,200/mth	1/1	\$3.2	1000	Aug 2018	BORIS SHAPO...
2304	\$4,000/mth	3/2	\$2.3	1715	Jan 2019	N/A
2305	\$3,500/mth	1/1	\$3.5	1000	Jun 2016	N/A
2305	\$535,000	1/1	\$535.0	1000	Mar 2019	N/A
2307	\$3,900/mth	2/2	\$2.7	1423	Feb 2019	N/A
2308	\$5,500/mth	2/2	\$3.9	1423	Dec 2018	N/A
2310	\$3,500/mth	1/1	\$3.5	1000	Mar 2018	N/A
2310	\$585,000	1/1	\$585.0	1000	Apr 2019	N/A
2402	\$6,000/mth	2/2	\$3.7	1602	Mar 2018	RIS 602 CORP...
2402	\$959,000	2/2	\$598.6	1602	Apr 2019	N/A
2404	\$774,000	2/2	\$451.3	1715	Nov 2018	N/A
2404	\$3,500/mth	2/2	\$2.0	1715	Nov 2018	N/A
2405	\$2,775/mth	1/1	\$2.8	1000	Apr 2019	N/A
2406	\$6,000/mth	2/2	\$3.7	1637	Jun 2018	N/A
2407	\$5,000/mth	2/2	\$3.5	1423	Sep 2018	N/A
2410	\$2,800/mth	1/1	\$2.8	1000	Dec 2017	N/A
2502	\$6,000/mth	2/2	\$3.7	1602	Apr 2017	ABRAHAM DA...

Currently Listed

ACTIVE LISTINGS 5/8

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2507	\$860,000	2/2	\$604.4	1423	Apr 2019	N/A
2508	\$5,990/mth	2/2	\$4.2	1423	Sep 2017	N/A
2510	\$3,100/mth	1/1	\$3.1	1000	Nov 2017	N/A
2510	\$597,000	1/1	\$597.0	1000	Jul 2018	N/A
2604	\$4,500/mth	3/2	\$2.6	1715	Oct 2018	N/A
2608	\$5,000/mth	2/2	\$3.5	1423	May 2016	RONALD B PE...
2701	\$6,000/mth	2/2	N/A	N/A	Jun 2017	DMITRII I KO...
2704	\$4,000/mth	3/2	\$2.3	1715	Jun 2015	ARGO FAMIL...
2706	\$845,000	3/2	\$516.2	1637	Jun 2018	ANATTA LEVI...
2707	\$4,200/mth	2/2	\$3.0	1423	Dec 2017	N/A
2709	\$759,000	2/2	\$599.5	1266	Mar 2019	N/A
2709	\$3,600/mth	2/2	\$2.8	1266	Mar 2019	N/A
2803	\$819,000	2/2	\$511.2	1602	Sep 2018	N/A
2805	\$3,200/mth	1/1	\$3.2	1000	Jan 2019	N/A
2807	\$5,500/mth	2/2	\$3.9	1425	May 2016	N/A
2810	\$3,250/mth	1/1	\$3.3	1000	May 2016	LEV TSYRKIN...
2901	\$6,000/mth	2/2	\$3.7	1623	Apr 2019	N/A
2901	\$1,200,000	2/2	\$739.4	1623	Apr 2019	N/A
2902	\$1,199,990	2/2	\$749.1	1602	Nov 2018	N/A
2902	\$4,990/mth	2/2	\$3.1	1602	Nov 2018	N/A

Currently Listed

ACTIVE LISTINGS 6/8

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2903	\$5,500/mth	2/2	\$3.4	1602	Dec 2016	UJJAWAL SH...
2906	\$4,000/mth	2/2	\$2.4	1637	Dec 2018	N/A
2907	\$4,500/mth	2/2	\$3.2	1423	Aug 2018	IRINA VLADI...
2910	\$3,350/mth	1/1	\$3.4	1000	Mar 2019	N/A
3004	\$6,500/mth	3/2	\$3.8	1715	Feb 2017	N/A
3004	\$758,000	3/2	\$442.0	1715	Feb 2017	N/A
3006	\$6,500/mth	3/2	\$4.0	1637	Sep 2014	N/A
3010	\$589,900	1/1	\$589.9	1000	Mar 2019	N/A
3103	\$4,500/mth	2/2	\$2.8	1602	Mar 2019	N/A
3105	\$3,500/mth	1/1	\$3.5	1000	Feb 2017	EDUARD SLIN...
3106	\$6,500/mth	3/2	\$4.0	1637	Feb 2017	EDUARD SLIN...
3106	\$1,050,000	3/2	\$641.4	1637	Feb 2017	EDUARD SLIN...
3110	\$3,150/mth	1/1	\$3.2	1000	Jan 2017	LINDA G AMI...
3203	\$4,000/mth	2/2	\$2.5	1602	Nov 2014	ARGO FAMIL...
3204	\$5,500/mth	2/2	\$3.2	1715	May 2015	PAVEL GOLU...
3204	\$879,999	3/2	\$513.1	1715	Jan 2016	PAVEL GOLU...
3207	\$3,500/mth	2/2	\$2.5	1423	May 2016	FIMA KANDIN...
3207	\$830,000	2/2	\$583.3	1423	May 2018	FIMA KANDIN...
3208	\$995,000	2/2	\$699.2	1423	Nov 2018	N/A
3301	\$5,000/mth	2/2	\$3.1	1623	Feb 2018	N/A

Currently Listed

ACTIVE LISTINGS 7/8

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3303	\$950,000	2/2	\$593.0	1602	Feb 2019	N/A
3304	\$845,000	2/2	\$492.7	1715	Sep 2017	GONZALO RUIZ
3401	\$839,888	3/2	\$517.5	1623	May 2018	CRAIG W SPEI...
3408	\$3,300/mth	2/2	\$2.3	1423	Jan 2019	N/A
3501	\$4,600/mth	3/2	\$2.8	1623	Feb 2017	N/A
3503	\$5,500/mth	2/2	\$3.4	1608	Mar 2014	N/A
3505	\$4,500/mth	1/1	\$4.5	1000	Oct 2018	N/A
3505	\$779,000	1/1	\$779.0	1000	Oct 2018	N/A
3506	\$6,000/mth	3/2	\$3.7	1637	Dec 2015	JOSPEH LEVY
3506	\$950,000	3/2	\$580.3	1637	Aug 2016	JOSPEH LEVY
3606	\$5,150/mth	2/2	\$3.1	1637	Oct 2018	N/A
3608	\$4,000/mth	2/2	\$2.8	1423	Nov 2017	MADELYN &...
3609	\$4,000/mth	2/2	\$3.2	1266	Feb 2019	N/A
3706	\$6,000/mth	3/2	\$3.7	1637	Jun 2014	ROMAN GOL...
3707	\$5,500/mth	2/2	\$3.9	1423	May 2018	N/A
3804	\$5,500/mth	2/2	\$3.2	1715	Oct 2017	IGOR ARONO...
3804	\$839,899	3/2	\$489.7	1715	Nov 2018	N/A
3806	\$699,000	3/2	\$427.0	1637	Apr 2019	N/A
3902	\$6,000/mth	2/2	\$3.7	1602	Jun 2018	N/A
3903	\$795,900	2/2	\$496.8	1602	Feb 2019	N/A

Currently Listed

ACTIVE LISTINGS 8/8

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3904	\$3,800/mth	3/2	\$2.2	1715	Oct 2018	N/A
3908	\$4,000/mth	2/2	\$2.8	1423	Oct 2018	N/A
3909	\$719,000	2/2	N/A	N/A	Mar 2019	N/A
4001	\$5,950/mth	3/2	\$3.7	1623	Nov 2018	N/A
4003	\$6,000/mth	2/2	\$3.7	1602	Sep 2018	N/A
4004	\$6,000/mth	2/2	\$3.5	1715	Apr 2019	N/A
4007	\$5,000/mth	2/2	\$3.5	1423	Apr 2016	LENNY TEMIR...
4009	\$780,000	2/2	\$616.1	1266	Jan 2019	N/A
4101	\$6,000/mth	2/2	\$3.7	1623	Feb 2018	STEVEN ALEX...
4101	\$980,000	2/2	\$603.8	1623	Sep 2018	N/A
4103	\$1,250,000	2/2	\$780.3	1602	Dec 2017	GARY MISELE...
4103	\$4,850/mth	2/2	\$3.0	1602	Mar 2019	N/A
4104	\$4,000/mth	3/2	\$2.3	1715	Aug 2018	ALBINA KARN...
4104	\$895,000	2/2	\$521.9	1715	Dec 2018	N/A
4106	\$898,900	3/3	\$549.1	1637	Jul 2018	N/A
4110	\$4,300/mth	1/1	\$4.3	1000	Mar 2016	ANGELO PIPE...
4201	\$778,000	3/2	\$479.4	1623	Apr 2019	N/A
4204	\$6,000/mth	2/2	\$3.5	1715	Aug 2017	MILLIE K LAN...
4205	\$3,800/mth	2/2	N/A	N/A	Oct 2015	TIBOR GABLI...
4205	\$3,500/mth	1/1	\$3.5	1000	Jul 2016	TIBOR GABLI...