

# Market Report

April, 2021



## 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](http://laperlamiamicondosforsale.com).

## Property Stats

POSTAL CODE 33160

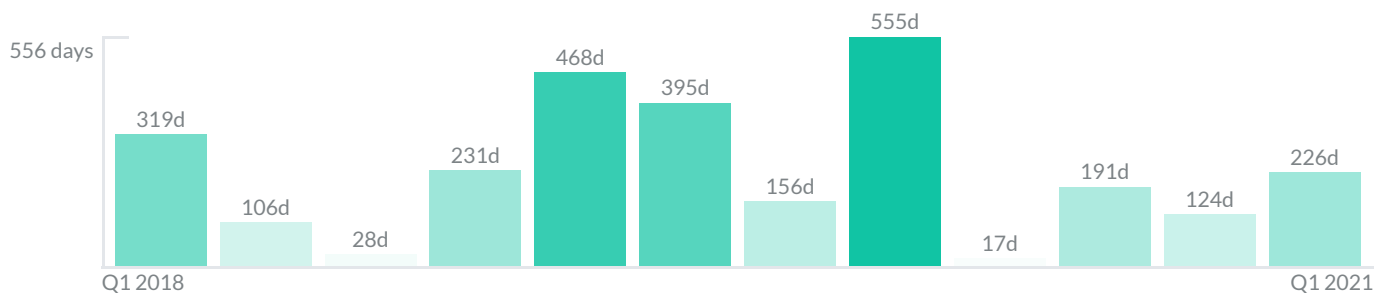
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

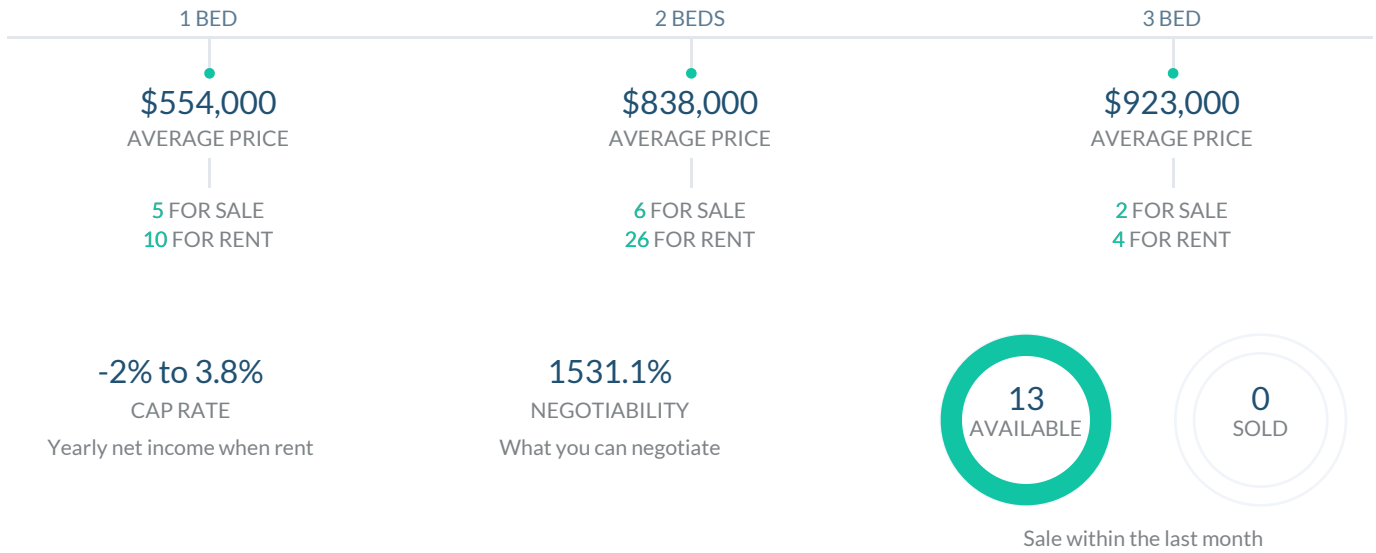
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

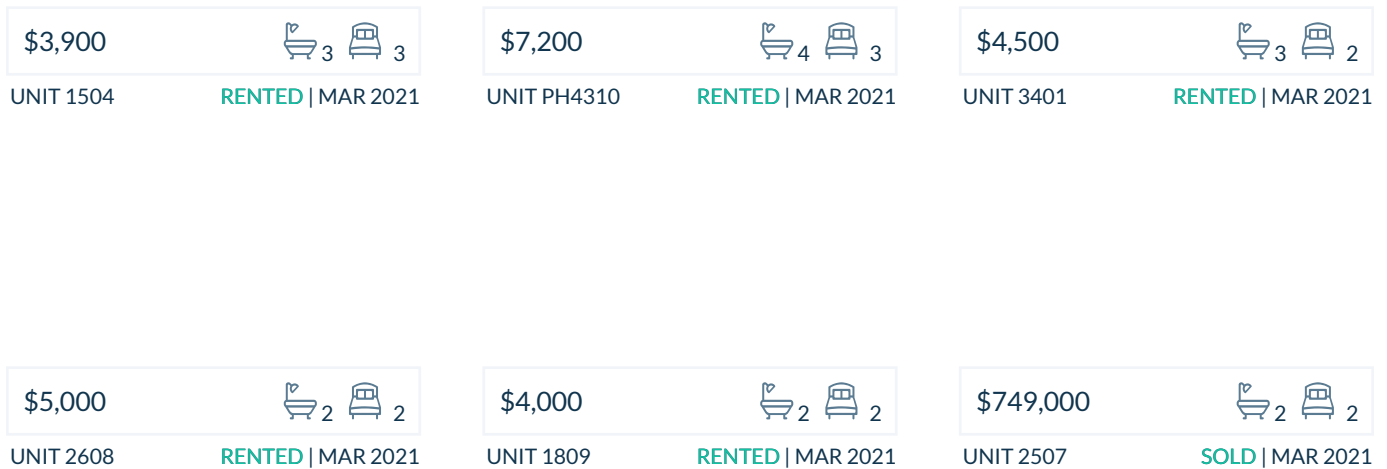
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for La Perla Miami



## Sold

LAST 20 PROPERTIES SOLD IN LA PERLA MIAMI

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2507	\$749,000	2/2	\$526.4	1,423	Feb 2021	272
1908	\$739,000	2/2	\$519.3	1,423	Feb 2021	179
3302	\$855,000	2/3	\$533.7	1,602	Dec 2020	96
2510	\$540,000	1/2	\$540.0	1,000	Dec 2020	41
2704	\$795,000	2/3	\$463.6	1,715	Nov 2020	267
2503	\$734,900	2/3	\$458.7	1,602	Nov 2020	185
3304	\$769,000	2/3	\$448.4	1,715	Oct 2020	31
4003	\$899,000	2/3	\$561.2	1,602	Aug 2020	234
1705	\$428,000	1/2	\$428.0	1,000	Aug 2020	147
2002	\$849,000	2/3	\$530.0	1,602	Apr 2020	17
1906	\$749,000	3/3	\$457.5	1,637	Mar 2020	555
2510	\$534,500	1/2	\$534.5	1,000	Dec 2019	112
3806	\$689,000	3/3	\$420.9	1,637	Oct 2019	199
3903	\$795,900	2/2	\$496.8	1,602	Aug 2019	74
2305	\$535,000	1/2	\$535.0	1,000	Aug 2019	94
3004	\$758,000	3/2	\$442.0	1,715	Aug 2019	865
3004	\$758,000	3/3	\$442.0	1,715	Aug 2019	865
1704	\$739,000	2/3	\$430.9	1,715	Jul 2019	132
1102	\$879,000	2/3	\$548.7	1,602	Jul 2019	337
4201	\$778,000	3/3	\$479.4	1,623	Jun 2019	15

## Rented

LAST 20 PROPERTIES RENTED IN LA PERLA MIAMI

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1504	\$3,900	3/3	\$2.3	1,715	Mar 2021	363
PH43...	\$7,200	3/4	\$2.7	2,647	Mar 2021	262
3401	\$4,500	2/3	\$2.8	1,623	Feb 2021	198
2608	\$5,000	2/2	\$3.5	1,423	Feb 2021	1762
1809	\$4,000	2/2	\$3.2	1,266	Feb 2021	1762
3809	\$4,000	2/2	\$3.2	1,266	Feb 2021	81
2110	\$2,750	1/2	\$2.8	1,000	Feb 2021	112
1403	\$3,500	2/3	\$2.2	1,602	Feb 2021	55
1901	\$4,000	3/3	\$2.5	1,623	Feb 2021	113
2310	\$2,850	1/2	\$2.9	1,000	Feb 2021	116
2404	\$3,650	2/3	\$2.1	1,715	Jan 2021	43
3308	\$3,700	2/2	\$2.6	1,423	Jan 2021	55
2510	\$2,800	1/2	\$2.8	1,000	Jan 2021	18
3203	\$3,599	2/3	\$2.2	1,602	Jan 2021	283
2106	\$3,800	3/3	\$2.3	1,637	Jan 2021	1554
2503	\$5,000	2/3	\$3.1	1,602	Jan 2021	29
1607	\$4,700	2/2	\$3.3	1,423	Dec 2020	1242
1505	\$2,500	1/2	\$2.5	1,000	Dec 2020	124
2404	\$3,500	2/3	\$2.0	1,715	Dec 2020	292
4005	\$2,850	1/2	\$2.9	1,000	Dec 2020	55

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
701	\$950,000	2/3	\$556.5	1707	Mar 2021	NICOLA HUT...
702	\$5,500/mth	2/3	\$3.2	1698	Feb 2021	N/A
1103	\$5,600/mth	2/2	\$3.5	1602	Dec 2020	ENRICO MEZ...
1201	\$6,000/mth	2/3	\$3.7	1623	Dec 2020	LORNE KLIMA...
1204	\$799,000	2/3	\$465.9	1715	Feb 2021	SERGEI MOR...
1207	\$3,300/mth	2/2	\$2.3	1423	Feb 2021	MARIA ANGE...
1505	\$529,000	1/2	\$529.0	1000	Dec 2020	ARKADY PICH...
1507	\$4,500/mth	2/2	\$3.2	1423	Mar 2021	YULIYA ZABO...
1510	\$4,500/mth	1/2	\$4.5	1000	Mar 2021	DMITRY SERE...
1604	\$4,250/mth	2/3	\$2.5	1715	Mar 2021	Playa Technol...
1705	\$544,000	1/2	\$544.0	1000	Mar 2021	N/A
1806	\$750,000	2/3	\$458.2	1637	Feb 2021	N/A
1807	\$4,700/mth	2/2	\$3.3	1423	Mar 2021	N/A
1904	\$4,500/mth	2/3	\$2.6	1715	Mar 2021	EDGARDO L G...
1905	\$2,750/mth	1/2	\$2.8	1000	Mar 2021	STANISLAV GI...
1909	\$4,500/mth	2/2	\$3.6	1266	Nov 2020	SHERIF YACO...
2004	\$4,500/mth	2/3	\$2.6	1700	Mar 2021	N/A
2006	\$5,000/mth	2/21	\$3.1	1637	Feb 2021	EDWARD GER...
2209	\$4,500/mth	2/2	\$3.6	1266	Mar 2021	YELENA BABA...
2210	\$2,900/mth	1/2	\$2.9	1000	Mar 2021	BORIS SHAPO...

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2304	\$4,000/mth	2/3	\$2.3	1715	Sep 2020	SERGEI MOR...
2304	\$839,000	2/3	\$489.2	1715	Feb 2021	SERGEI MOR...
2305	\$3,500/mth	1/2	\$3.5	1000	Feb 2021	N/A
2308	\$5,500/mth	2/2	\$3.9	1423	Feb 2021	N/A
2402	\$6,000/mth	2/3	\$3.7	1602	Feb 2021	RIS 602 CORP...
2405	\$3,500/mth	1/2	\$3.5	1000	Mar 2021	N/A
2406	\$6,000/mth	2/3	\$3.7	1637	Feb 2021	N/A
2604	\$4,500/mth	3/3	\$2.6	1715	Mar 2021	MARIA FALCH...
2701	\$5,300/mth	3/3	\$3.3	1623	Jan 2021	N/A
2704	\$4,500/mth	2/3	\$2.6	1715	Feb 2021	ARGO FAMIL...
2808	\$4,500/mth	2/2	\$3.2	1423	Mar 2021	N/A
2907	\$5,500/mth	2/2	\$3.9	1423	Feb 2021	N/A
2908	\$6,200/mth	2/2	\$4.4	1423	Mar 2021	LUIS EDUARD...
3006	\$4,500/mth	2/21	\$2.7	1637	Feb 2021	Alejandro Mar...
3101	\$899,000	2/3	\$553.9	1623	Nov 2020	N/A
3105	\$3,500/mth	1/2	\$3.5	1000	Mar 2021	EDUARD SLIN...
3106	\$6,500/mth	3/3	\$4.0	1637	Mar 2021	EDUARD SLIN...
3106	\$990,000	3/3	\$604.8	1637	Mar 2021	EDUARD SLIN...
3110	\$564,900	1/2	N/A	N/A	Mar 2021	LINDA GAMI...
3210	\$569,000	1/2	\$569.0	1000	Feb 2021	N/A

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3210	\$3,000/mth	1/2	\$3.0	1000	Mar 2021	N/A
3301	\$4,500/mth	2/3	\$2.8	1623	Mar 2021	N/A
3310	\$3,500/mth	1/2	\$3.5	1000	Mar 2021	VLADISLAV M...
3601	\$3,990/mth	3/3	\$2.5	1623	Feb 2021	MANUEL A G...
3705	\$565,000	1/2	\$565.0	1000	Nov 2020	JUAN MANUE...
4004	\$6,000/mth	2/3	\$3.5	1715	Mar 2021	N/A
4007	\$5,000/mth	2/2	\$3.5	1423	Mar 2021	LENNY TEMIR...
4009	\$4,500/mth	2/2	\$3.6	1266	Mar 2021	TIBOR GABLI...
4105	\$2,850/mth	1/2	\$2.9	1000	Feb 2021	IGOR MELYO...
4106	\$855,000	3/3	\$522.3	1637	Feb 2021	N/A
4109	\$789,000	2/2	\$623.2	1266	Mar 2021	N/A
4110	\$4,300/mth	1/2	\$4.3	1000	Feb 2021	ANGELO PIPE...
4204	\$5,500/mth	2/3	\$3.2	1715	Mar 2021	MILLIE K LAN...