

Market Report

April, 2019



Yatch club at Portofino

90 Alton Rd
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Yatch club at Portofino 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 yachtclubportofinocondosforsale.com.

Property Stats

POSTAL CODE 33139

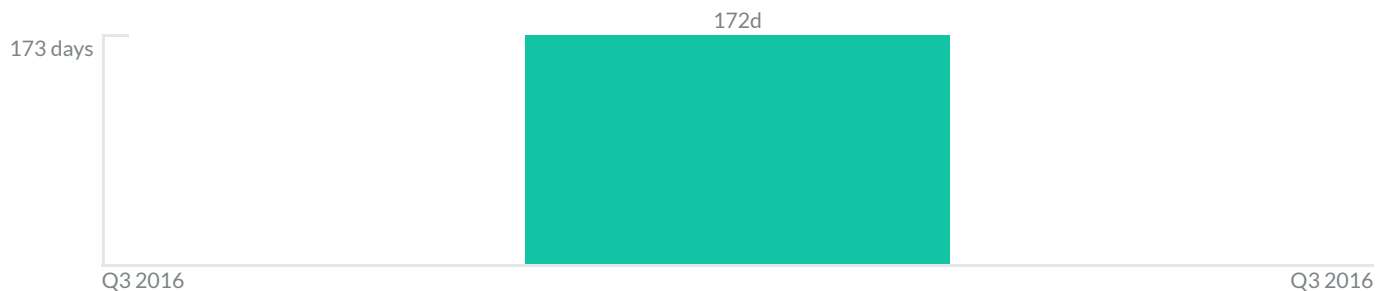
The property stats graph represents the median price evolution since ten years in your postal code area.



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
School For Advanced Studies-Wolfson
10/10

MIDDLE SCHOOL
Nautilus Middle School
5/10

HIGH SCHOOL
Mast Academy
10/10

Insights

IN YATCH CLUB AT PORTOFINO

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

% to %

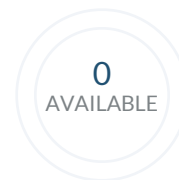
CAP RATE

Yearly net income when rent

0%

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 Yatch club at Portofino



\$3,300



UNIT 1010

RENTED | JUN 2017

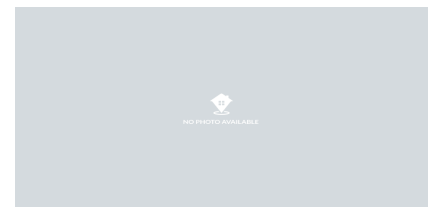


\$3,500



UNIT 2809

RENTED | APR 2016



\$2,900



UNIT

SOLD | SEP 2016



\$2,800



UNIT 607

RENTED | MAY 2016



\$2,900



UNIT 2405

RENTED | OCT 2014



\$4,500



UNIT 1012

RENTED | OCT 2014

Sold

LAST 20 PROPERTIES SOLD IN YATCH CLUB AT PORTOFINO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
N/A	\$2,900	/0	N/A	N/A	Jul 2016	172
PH33...	\$590,000	1/1	\$797.3	740	May 2014	103
N/A	\$99,900	3/2	\$59.8	1,671	Dec 2008	31
N/A	\$389,000	4/2	\$248.4	1,566	Dec 2006	11

Rented

LAST 20 PROPERTIES RENTED IN YATCH CLUB AT PORTOFINO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1010	\$3,300	2/2	\$3.0	1,090	Jul 2017	51
2809	\$3,500	2/2	\$3.2	1,080	Sep 2016	94
607	\$2,800	1/1	\$3.8	740	Jun 2016	40
2405	\$2,900	1/1	\$3.9	740	Mar 2016	187
1012	\$4,500	2/2	\$3.7	1,212	Sep 2015	314
1207	\$2,400	1/1	\$3.2	740	Jul 2015	368
2908	\$2,800	1/1	\$3.6	780	May 2015	189
N/A	\$3,300	1/1	\$4.5	740	May 2015	389
3007	\$2,700	1/1	\$3.6	740	Apr 2015	218
1109	\$3,800	2/2	\$3.5	1,080	Feb 2015	85
1212	\$3,990	2/2	\$3.5	1,130	Feb 2015	77
1504	\$4,000	2/2	\$3.7	1,090	Jan 2015	78
2407	\$2,700	1/1	\$3.6	740	Jan 2015	79
2708	\$3,300	1/1	\$4.2	780	Jan 2015	218
2408	\$2,550	1/1	\$3.3	780	Jan 2015	60
2911	\$4,800	2/2	\$4.2	1,130	Jan 2015	141
N/A	\$4,000	2/2	\$3.5	1,130	Dec 2014	66
N/A	\$6,000	2/2	\$5.3	1,130	Dec 2014	62
1708	\$2,900	1/1	\$3.7	780	Dec 2014	52
2004	\$3,700	2/2	\$3.4	1,090	Nov 2014	25