



## Island Terrace

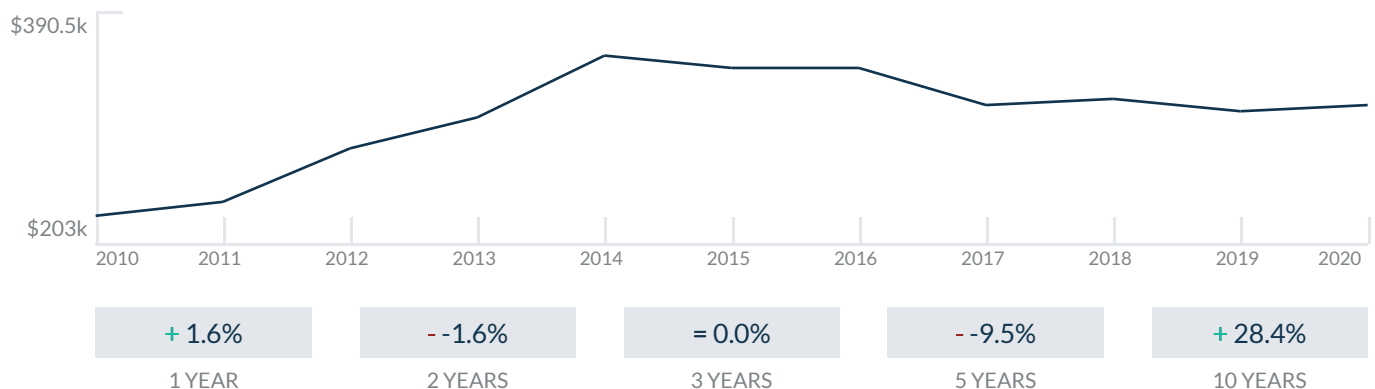
5 Island Ave  
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Island Terrace 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 [islandterracecondosforsale.com](http://islandterracecondosforsale.com).

## Property Stats

POSTAL CODE 33139

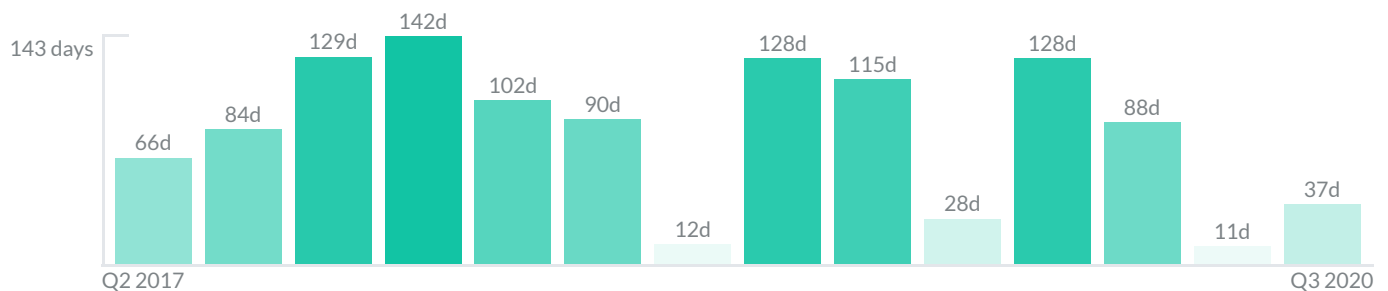
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies 10/10	Anna Maria De Hostos Youth Leadership Center 1/10	New York School Of The Arts 10/10

# Insights

IN ISLAND TERRACE

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

1 BED

**\$366,000**  
AVERAGE PRICE

2 FOR SALE  
1 FOR RENT

2 BEDS

**\$615,000**  
AVERAGE PRICE

2 FOR SALE  
1 FOR RENT

**3% to 4.8%**

CAP RATE

Yearly net income when rent

**6.8%**

NEGOTIABILITY

What you can negotiate

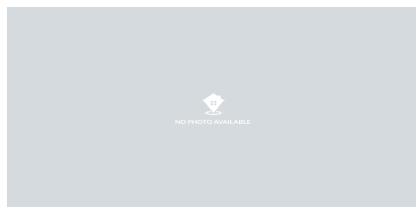


Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Island Terrace



**\$310,000**



UNIT 2E

**SOLD** | JUL 2020



**\$399,000**



UNIT 8E

**SOLD** | JUL 2020



**\$299,000**



UNIT 3J

**SOLD** | JUL 2020



**\$395,000**



UNIT 14G

**SOLD** | JUL 2020



**\$629,000**



UNIT 3D

**SOLD** | JUL 2020



**\$495,000**



UNIT 9E

**SOLD** | JUL 2020

## Sold

LAST 20 PROPERTIES SOLD IN ISLAND TERRACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2E	\$310,000	1/2	\$326.3	950	Jul 2020	37
8E	\$399,000	1/1	\$420.0	950	May 2020	11
3J	\$299,000	1/3	\$303.6	985	Mar 2020	109
14G	\$395,000	1/2	\$415.8	950	Feb 2020	160
3D	\$629,000	2/2	\$471.9	1,333	Feb 2020	36
9E	\$495,000	1/2	\$521.1	950	Feb 2020	46
3G	\$380,000	1/2	\$400.0	950	Dec 2019	158
LF	\$259,000	1/2	\$272.6	950	Oct 2019	98
8E	\$2,200	1/1	\$2.3	950	Jul 2019	28
16K	\$320,000	1/1	\$470.6	680	Apr 2019	115
14H	\$575,000	2/2	\$441.6	1,302	Mar 2019	137
12E	\$535,000	1/2	\$563.2	950	Mar 2019	73
15B	\$350,000	1/2	\$368.4	950	Feb 2019	153
9J	\$415,000	1/2	\$421.3	985	Feb 2019	287
15A	\$420,000	1/2	\$442.1	950	Feb 2019	42
2C	\$695,000	2/2	\$532.6	1,305	Feb 2019	73
6J	\$439,000	1/2	\$445.7	985	Nov 2018	12
11-H	\$524,000	2/2	\$402.5	1,302	Sep 2018	44
15C	\$685,000	2/2	\$524.9	1,305	Aug 2018	135
6K	\$300,000	1/1	\$441.2	680	Jun 2018	92

## Rented

LAST 20 PROPERTIES RENTED IN ISLAND TERRACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
14E	\$2,625	1/2	\$2.8	950	Jan 2020	71
5C	\$3,500	2/2	\$2.7	1,305	Dec 2019	13
11H	\$3,200	2/2	\$2.5	1,302	Dec 2019	28
3F	\$2,400	1/2	\$2.5	950	Apr 2019	37
14F	\$1,900	1/2	\$2.0	950	Aug 2018	66
9K	\$1,950	1/1	\$2.9	680	May 2018	17
9A	\$2,200	1/2	\$2.3	950	May 2018	14
15E	\$2,500	1/2	\$2.6	950	Apr 2018	30
3H	\$2,750	2/2	\$2.1	1,302	Mar 2018	317
5F	\$2,600	1/2	\$2.7	950	Dec 2017	60
5F	\$2,600	1/2	\$2.7	950	Dec 2017	60
5E	\$2,600	1/1	\$2.7	950	Dec 2017	63
5E	\$2,600	1/2	\$2.7	950	Dec 2017	63
6K	\$2,100	1/1	\$3.1	680	Dec 2017	14
6K	\$2,100	1/1	\$3.1	680	Dec 2017	14
14A	\$2,400	1/1	\$2.5	950	Nov 2017	29
14A	\$2,400	1/2	\$2.5	950	Nov 2017	29
2A	\$2,000	1/1	\$2.1	950	Oct 2017	55
2A	\$2,000	1/2	\$2.1	950	Oct 2017	55
10F	\$2,400	1/1	\$2.5	950	Sep 2017	97

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3K	\$259,000	1/1	\$380.9	680	Aug 2020	CLIVE E FUND...
4H	\$580,000	2/2	\$445.5	1302	Aug 2020	SONNY Z FEL...
5J	\$473,000	1/2	\$480.2	985	Aug 2020	HECTOR VAZ...
8H	\$4,500/mth	2/2	\$3.5	1302	Jul 2020	RUSSELL MAC...
8A	\$3,000/mth	1/2	\$3.2	950	Aug 2020	KRESHNIK DI...
9D	\$649,000	2/2	\$486.9	1333	Jul 2020	MARIA JOSE...