

Market Report

October, 2021



Ocean Spray

4130 Collins Av
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Ocean Spray 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 oceanspraycondosforsale.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!

1 days

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©

School Name	Elementary School	Middle School	High School
BridgePrep Academy	5/10		
Alanya Charter School		1/10	
De Hostos Youth Leadership Academy			10/10

Insights

IN OCEAN SPRAY

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 Ocean Spray

No Activity

Sold

LAST 20 PROPERTIES SOLD IN OCEAN SPRAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
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Rented

LAST 20 PROPERTIES RENTED IN OCEAN SPRAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
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