



The Collins

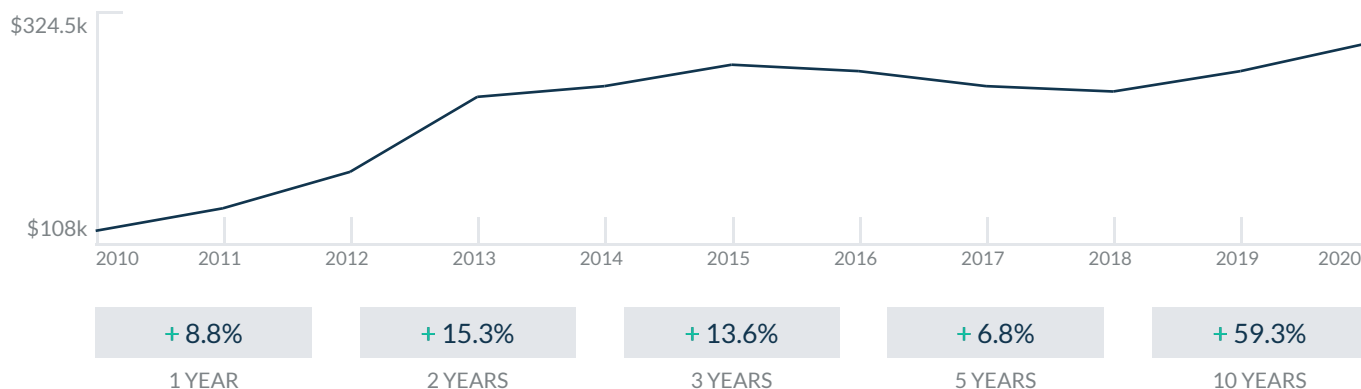
6917 Collins Ave
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on The Collins 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 thecollinscondosforsale.com.

Property Stats

POSTAL CODE 33141

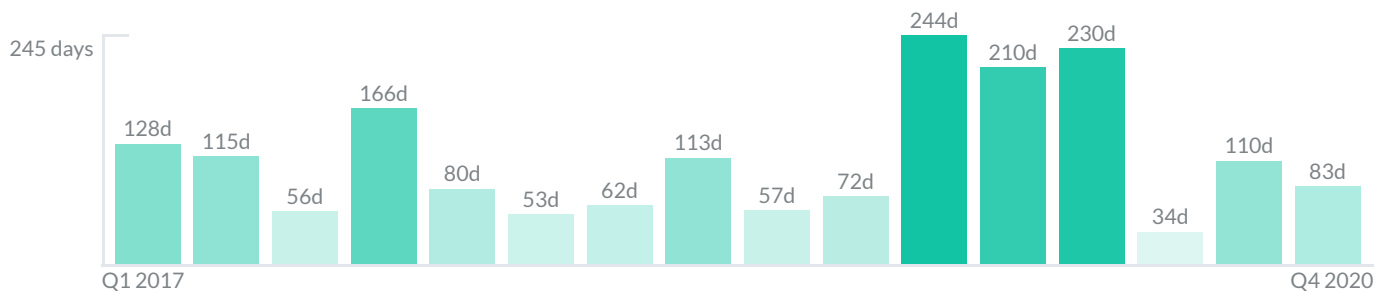
The property stats graph represents the median price evolution since ten years in your postal code area.



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
Mater Academy Miami Beach
8/10

MIDDLE SCHOOL
Miami Arts Charter School
10/10

HIGH SCHOOL
North Miami Senior High School
3/10

Insights

IN THE COLLINS

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

1 BED

\$386,000
AVERAGE PRICE

16 FOR SALE
21 FOR RENT

2 BEDS

\$612,000
AVERAGE PRICE

7 FOR SALE
13 FOR RENT

-1.5% to 6.6%

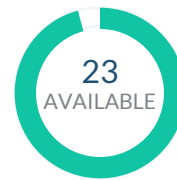
CAP RATE

Yearly net income when rent

3.2%

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 The Collins



\$365,000



UNIT 1624

SOLD | OCT 2020



\$2,000



UNIT 1504

RENTED | OCT 2020



\$2,700



UNIT L101

RENTED | OCT 2020



\$330,000



UNIT 620

SOLD | SEP 2020



\$557,000



UNIT 1409

SOLD | SEP 2020



\$1,900



UNIT 1526

RENTED | SEP 2020

Sold

LAST 20 PROPERTIES SOLD IN THE COLLINS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1624	\$365,000	1/2	\$446.8	817	Oct 2020	83
620	\$330,000	1/2	\$406.4	812	Sep 2020	47
1409	\$557,000	2/2	\$590.7	943	Sep 2020	27
509	\$440,000	1/2	\$466.6	943	Sep 2020	185
705	\$648,000	2/2	\$532.0	1,218	Aug 2020	194
402	\$650,000	2/3	\$548.5	1,185	Aug 2020	65
1226	\$1,995	1/1	\$2.4	825	Jul 2020	142
1407	\$500,000	1/1	\$525.2	952	Apr 2020	34
807	\$444,750	1/1	\$467.2	952	Mar 2020	27
806	\$369,000	1/2	\$456.7	808	Feb 2020	115
1422	\$369,000	1/2	\$455.6	810	Feb 2020	64
922	\$325,000	1/2	\$401.2	810	Feb 2020	713
PH09	\$430,000	1/2	\$456.0	943	Dec 2019	13
422	\$289,900	1/2	\$357.9	810	Dec 2019	62
1609	\$449,000	1/2	\$476.1	943	Dec 2019	445
1005	\$571,200	2/2	\$469.0	1,218	Oct 2019	60
1222	\$330,000	1/2	\$407.4	810	Oct 2019	472
1612	\$359,900	1/2	\$445.4	808	Aug 2019	227
424	\$300,000	1/2	\$367.2	817	Aug 2019	152
1503	\$699,000	2/2	\$564.6	1,238	Aug 2019	353

Rented

LAST 20 PROPERTIES RENTED IN THE COLLINS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1504	\$2,000	1/2	\$2.5	812	Oct 2020	122
L101	\$2,700	2/2	\$2.3	1,186	Sep 2020	201
1526	\$1,900	1/2	\$2.3	825	Sep 2020	10
705	\$2,975	2/2	\$2.4	1,218	Sep 2020	29
915	\$3,300	2/2	\$2.6	1,276	Sep 2020	25
1422	\$2,550	1/2	\$3.1	810	Sep 2020	61
1507	\$1,900	1/1	\$2.0	952	Aug 2020	23
1026	\$2,100	1/2	\$2.5	825	Aug 2020	153
724	\$1,900	1/2	\$2.3	817	Aug 2020	30
506	\$2,000	1/2	\$2.5	808	Aug 2020	55
1410	\$1,900	1/2	\$2.4	806	Aug 2020	103
1526	\$1,950	1/2	\$2.4	825	Aug 2020	44
1611	\$2,500	1/2	\$3.1	819	Aug 2020	27
412	\$2,250	1/2	\$2.8	808	Aug 2020	15
411	\$2,500	1/2	\$3.1	819	Jul 2020	354
608	\$1,850	1/2	\$2.3	806	Jun 2020	63
607	\$1,975	1/1	\$2.1	952	Jun 2020	171
1526	\$2,000	1/2	\$2.4	825	Jun 2020	27
1404	\$2,275	1/2	\$2.8	815	Jun 2020	113
1204	\$1,950	1/2	\$2.4	812	May 2020	26

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH15	\$825,000	2/2	N/A	N/A	Sep 2020	MARIA E PENA
PH03	\$779,000	2/2	\$629.2	1238	Oct 2020	N/A
PH20	\$2,500/mth	1/2	\$3.1	812	Sep 2020	N/A
PH15	\$4,300/mth	2/3	\$3.4	1276	Oct 2020	MARIA E PENA
PH20	\$2,500/mth	1/2	\$3.1	812	Oct 2020	N/A
L-102	\$3,100/mth	1/2	\$2.8	1096	Oct 2020	HIRAM CRUZ...
405	\$649,000	2/2	\$532.8	1218	Sep 2020	VICENTE A SO...
410	\$2,050/mth	1/2	\$2.5	806	Oct 2020	MOISES RIVE...
410	\$347,000	1/2	\$430.5	806	Sep 2020	MOISES RIVE...
414	\$359,900	1/2	\$353.5	1018	Oct 2020	U S BANK N A...
422	\$335,000	1/2	\$413.6	810	Sep 2020	N/A
503	\$3,250/mth	2/2	\$2.6	1238	Oct 2020	ROBERTO DE...
511	\$2,500/mth	1/2	\$3.1	819	Sep 2020	JORGE HERN...
514	\$399,000	2/2	\$391.9	1018	Sep 2020	ENRIQUE LOP...
606	\$2,200/mth	1/2	\$2.7	808	Sep 2020	PEDRO LEON...
607	\$445,000	1/1	\$467.4	952	Sep 2020	JUANA LORE...
624	\$2,500/mth	1/2	\$3.1	817	Sep 2020	DIANA V MAR...
624	\$348,000	1/2	\$425.9	817	Sep 2020	DIANA V MAR...
706	\$369,000	1/2	\$456.7	808	Sep 2020	GONZALO JO...
706	\$329,000	1/2	\$407.2	808	Oct 2020	GONZALO JO...

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
712	\$1,900/mth	1/2	\$2.4	808	Oct 2020	N/A
722	\$2,500/mth	1/2	\$3.1	810	Sep 2020	N/A
726	\$1,850/mth	1/2	\$2.2	825	Oct 2020	VINCENZO DI...
809	\$529,000	2/2	\$561.0	943	Sep 2020	SEBASTIAN RI...
809	\$3,400/mth	2/2	\$3.6	943	Oct 2020	SEBASTIAN RI...
812	\$1,999/mth	1/2	\$2.5	808	Sep 2020	VERONICA G...
815	\$3,700/mth	2/2	\$2.9	1276	Sep 2020	RICHARD TO...
820	\$5,500/mth	1/2	N/A	N/A	Sep 2020	N/A
901	\$5,000/mth	2/2	\$4.2	1183	Sep 2020	JEFFREY R M...
903	\$2,990/mth	2/3	\$2.4	1238	Sep 2020	MARIA ISOLD...
903	\$2,990/mth	2/3	\$2.4	1238	Sep 2020	MARIA ISOLD...
904	\$417,000	1/2	\$513.5	812	Sep 2020	N/A
904	\$399,000	1/2	\$491.4	812	Oct 2020	N/A
906	\$359,000	1/2	\$444.3	808	Sep 2020	PETER SUDAS...
906	\$2,300/mth	1/2	\$2.8	808	Sep 2020	PETER SUDAS...
1001	\$4,500/mth	2/2	\$3.8	1183	Sep 2020	MARIA FABIA...
1002	\$4,500/mth	2/3	\$3.8	1185	Oct 2020	MANUEL BLA...
1006	\$2,650/mth	1/2	\$3.3	808	Sep 2020	SUSANA CROI...
1010	\$389,000	1/2	\$482.6	806	Sep 2020	JESSIKA X LO...
1024	\$349,000	1/2	\$427.2	817	Sep 2020	P JAMES VICC...

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1109	\$3,400/mth	2/2	\$3.6	943	Sep 2020	ARACELIS JEA...
1109	\$549,000	2/2	\$582.2	943	Sep 2020	ARACELIS JEA...
1109	\$555,000	2/2	\$588.5	943	Oct 2020	ARACELIS JEA...
1111	\$2,400/mth	1/2	\$2.9	819	Sep 2020	ALBERT OBA...
1206	\$5,500/mth	1/2	N/A	N/A	Sep 2020	N/A
1209	\$564,000	1/2	\$598.1	943	Sep 2020	ADRIANA M G...
1226	\$369,900	1/1	\$448.4	825	Feb 2020	TRAVIS GOAD...
1226	\$349,999	1/1	\$424.2	825	Jul 2020	TRAVIS GOAD...
1405	\$4,800/mth	2/2	\$3.9	1218	Sep 2020	OCTAVIO ALE...
1507	\$445,000	1/1	\$467.4	952	Oct 2020	CARY D HIRS...
1508	\$2,600/mth	1/2	\$3.2	806	Sep 2020	PAUL STEVEN...
1520	\$2,500/mth	1/2	\$3.1	812	Sep 2020	ADOLFO ROD...
1602	\$4,800/mth	2/3	\$4.1	1185	Sep 2020	CAROLINE D J...
1603	\$4,400/mth	2/2	\$3.6	1238	Oct 2020	ALEJANDRO...
1608	\$2,300/mth	1/2	\$2.9	806	Oct 2020	SUSANA IMBE...
1610	\$2,225/mth	1/2	\$2.8	806	Oct 2020	LANA AMEMI...
1612	\$1,950/mth	1/2	\$2.4	808	Sep 2020	SILVIO FABRI...