

# Market Report

June, 2022



## Jasmine

2615 Collins Ave  
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Jasmine 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 [jasminecondosforsale.com](http://jasminecondosforsale.com).

## Property Stats

POSTAL CODE 33140

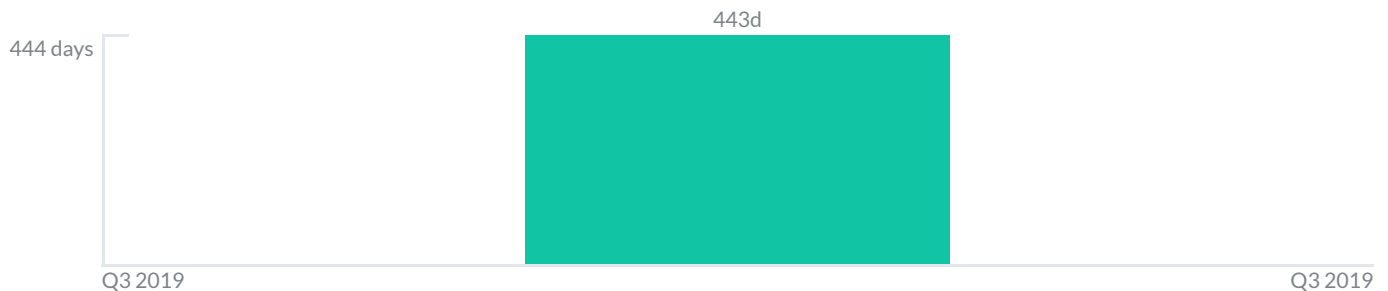
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

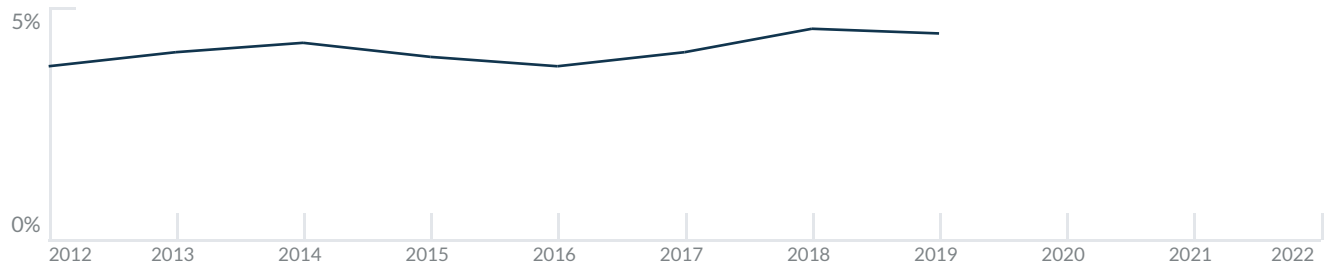


# Mortgage Rates

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 in Math	De Hostos Youth Leadership Charter School	Senior High School
10/10	1/10	10/10

# Insights

IN JASMINE

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

% to %

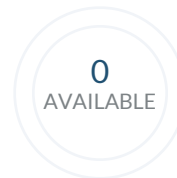
CAP RATE

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 Jasmine



\$2,800



UNIT 402

RENTED | JUN 2021



\$1,400



UNIT 23

RENTED | JUL 2021



\$1,795



UNIT 902

RENTED | JUL 2021

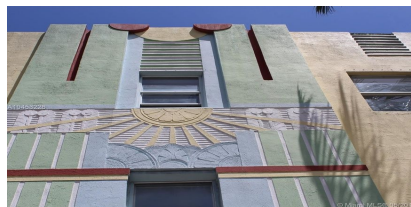


\$2,100



UNIT 703

RENTED | JUN 2021



\$265,000



UNIT 37

SOLD | JUN 2021



\$1,300



UNIT 21

RENTED | NOV 2017

## Sold

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LAST 20 PROPERTIES SOLD IN JASMINE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
37	\$265,000	1/1	\$464.9	570	Aug 2019	443
36	\$305,000	2/1	\$363.1	840	Mar 2017	175
36	\$305,000	2/1	\$363.1	840	Mar 2017	175
2	\$285,000	2/2	\$360.8	790	Jan 2017	64
2	\$285,000	2/2	\$360.8	790	Jan 2017	64
22	\$299,900	2/2	\$379.6	790	Dec 2015	42
22	\$299,900	2/2	\$379.6	790	Dec 2015	42
34	\$157,000	2/1	\$212.2	740	Oct 2013	224
34	\$157,000	2/1	\$212.2	740	Oct 2013	224
2	\$169,900	2/2	\$215.1	790	May 2013	170
2	\$169,900	2/2	\$215.1	790	May 2013	170
5	\$90,000	1/1	\$176.5	510	Dec 2012	64
1	\$134,000	1/1	\$273.5	490	Oct 2012	196
26	\$152,000	2/1	\$181.0	840	Aug 2011	37
24	\$160,000	2/1	\$216.2	740	Jun 2009	37
34	\$310,000	2/1	\$418.9	740	Apr 2006	42

## Rented

LAST 20 PROPERTIES RENTED IN JASMINE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
402	\$2,800	1/2	\$2.9	956	Dec 2020	469
23	\$1,400	1/1	\$2.7	520	Sep 2020	44
902	\$1,795	1/1	\$1.9	956	Oct 2019	54
703	\$2,100	1/2	\$1.9	1,122	Aug 2019	35
21	\$1,300	1/1	\$2.7	490	Mar 2018	119
21	\$1,300	1/1	\$2.7	490	Mar 2018	119
35	\$1,500	1/1	\$2.9	510	Aug 2016	6
35	\$1,500	1/1	\$2.9	510	Aug 2016	6
3	\$1,750	1/1	\$3.4	520	Sep 2015	171
35	\$1,500	1/1	\$2.9	510	Aug 2015	44
35	\$1,500	1/1	\$2.9	510	Aug 2015	44
N/A	\$1,200	1/1	\$2.3	520	Jul 2015	52
33	\$1,200	1/1	\$2.3	520	Jul 2015	52
2	\$1,800	2/2	\$2.3	790	Nov 2014	10
34	\$1,750	2/1	\$2.4	740	Oct 2014	21
21	\$1,300	1/1	\$2.7	490	May 2014	39
27	\$1,300	1/1	\$2.3	570	Mar 2014	29
24	\$1,725	2/1	\$2.3	740	Sep 2013	111
24	\$1,725	2/1	\$2.3	740	Sep 2013	111
7	\$1,300	1/1	\$2.3	570	Aug 2013	33