

Market Report

March, 2019



Portofino Tower

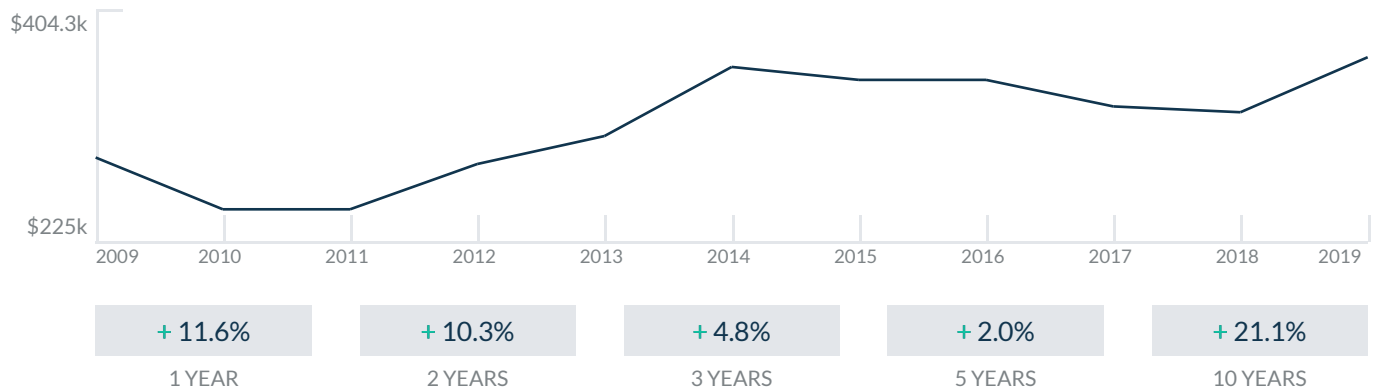
300 South Pointe Dr
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Portofino Tower 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 portofinotowercondosforsale.com.

Property Stats

POSTAL CODE 33139

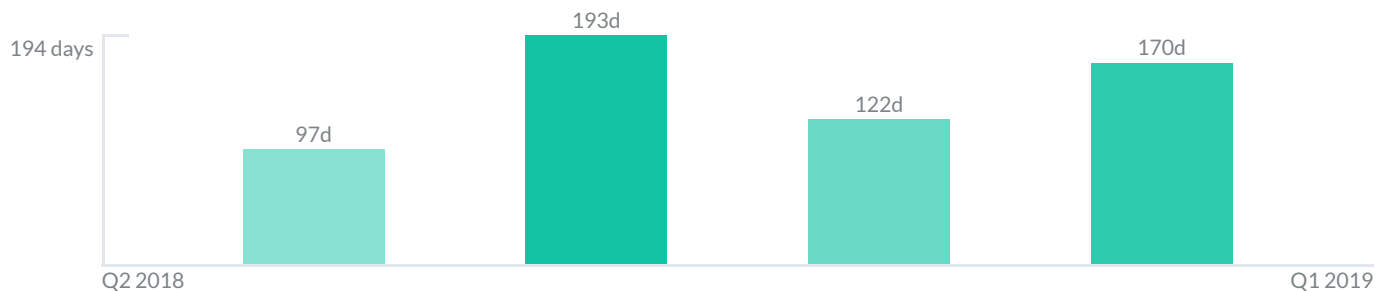
The property stats graph represents the median price evolution since ten years in your postal code area.



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

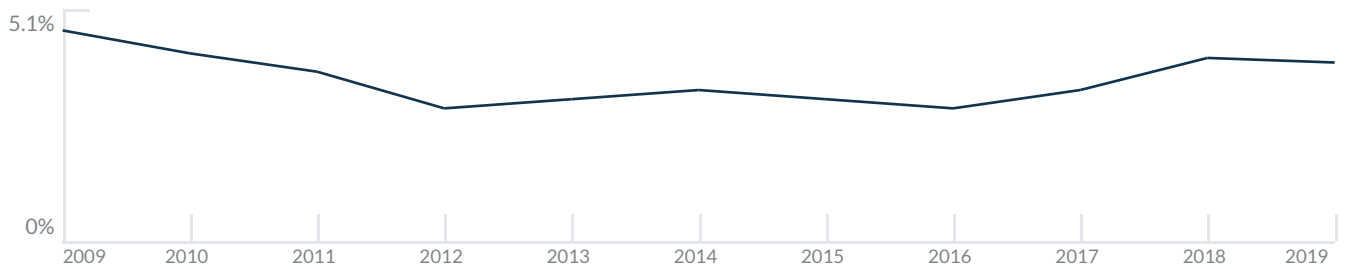
PER YEAR

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 PORTOFINO TOWER

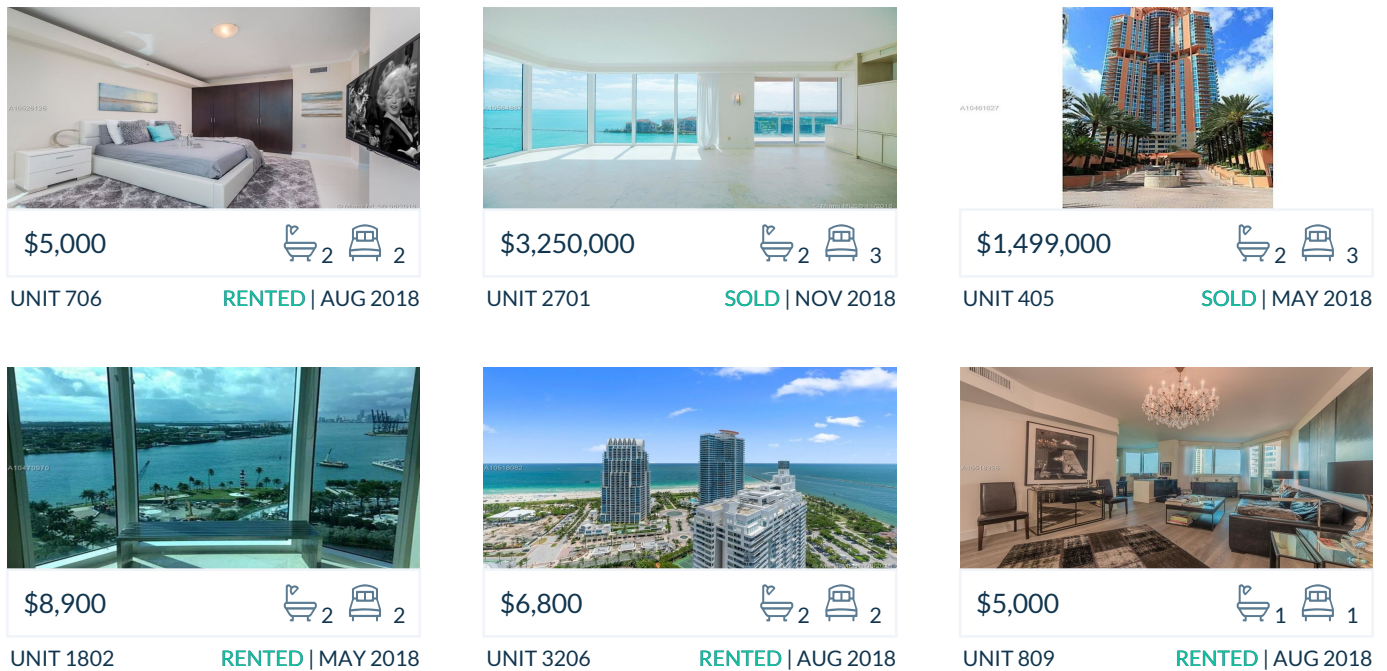
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Portofino Tower



Sold

LAST 20 PROPERTIES SOLD IN PORTOFINO TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2701	\$3,250,000	3/2	\$1,388.9	2,340	Feb 2019	86
405	\$1,499,000	3/2	\$640.6	2,340	Feb 2019	254
1406	\$1,799,000	2/2	\$881.9	2,040	Oct 2018	122
3402	\$2,340,000	2/2	\$1,193.9	1,960	Sep 2018	334
803	\$2,495,000	3/2	\$1,066.2	2,340	Sep 2018	52
2506	\$1,895,000	2/2	\$928.9	2,040	Jun 2018	133
3306	\$2,250,000	2/2	\$1,148.0	1,960	May 2018	61
908	\$980,000	1/1	\$899.1	1,090	Jun 2014	113
1604	\$2,450,000	2/2	\$1,201.0	2,040	Jun 2014	57
3904	\$2,225,000	2/2	\$1,135.2	1,960	Nov 2013	175
1705	\$2,995,000	3/2	\$1,279.9	2,340	Aug 2013	294
1505	\$1,950,000	3/2	\$833.3	2,340	Dec 2012	120
703	\$1,859,000	3/2	\$794.4	2,340	Jul 2012	145
2301	\$2,495,000	3/2	\$1,066.2	2,340	May 2012	87
1201	\$2,100,000	3/2	\$897.4	2,340	Apr 2012	70
1801	\$1,850,000	3/2	\$790.6	2,340	Nov 2011	230
1501	\$1,690,000	3/2	\$722.2	2,340	Jul 2011	434
1101	\$1,695,000	3/2	\$724.4	2,340	Mar 2011	149
2104	\$1,199,999	2/2	\$588.2	2,040	Feb 2011	107
2206	\$1,099,000	2/2	\$538.7	2,040	May 2009	128

Rented

LAST 20 PROPERTIES RENTED IN PORTOFINO TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
706	\$5,000	2/2	\$4.3	1,160	Feb 2019	174
1802	\$8,900	2/2	\$4.4	2,040	Nov 2018	196
3206	\$6,800	2/2	\$3.5	1,960	Nov 2018	83
809	\$5,000	1/1	\$4.6	1,090	Oct 2018	94
1206	\$6,500	2/2	\$3.2	2,040	Oct 2018	149
406	\$3,800	1/1	\$2.7	1,430	Sep 2018	11
2003	\$8,500	3/2	\$3.6	2,340	Sep 2018	9
4004	\$20,000	4/4	\$4.9	4,100	Aug 2018	117
PH42...	\$9,500	2/2	\$4.7	2,040	Aug 2018	63
703	\$9,000	3/2	\$3.8	2,340	Aug 2018	27
2203	\$7,850	3/2	\$3.4	2,340	Jul 2018	85
1104	\$6,000	3/2	\$2.9	2,040	Jul 2018	67
1701	\$8,000	3/2	\$3.4	2,340	Jun 2018	133
502	\$5,500	2/2	\$3.1	1,780	Mar 2018	43
806	\$4,500	1/1	\$3.9	1,160	Mar 2018	28
1001	\$8,500	3/2	\$3.6	2,340	Feb 2018	39
404	\$4,950	2/2	\$2.8	1,780	Sep 2017	96
703	\$9,500	3/2	\$4.1	2,340	Aug 2017	17
2402	\$6,500	2/2	\$3.2	2,040	May 2016	260
2103	\$10,700	3/2	\$4.6	2,340	Nov 2015	116

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH-2	\$7,999,000	4/3	\$1,860.2	4300	Oct 2018	N/A
303	\$2,250,000	3/2	\$961.5	2340	Jul 2018	VICTOR LABB...
606	\$1,349,000	2/2	\$757.9	1780	Oct 2018	N/A
705	\$6,999/mth	3/2	\$3.0	2340	Jan 2019	N/A
805	\$2,350,000	3/2	\$1,004.3	2340	Nov 2018	N/A
806	\$3,950/mth	1/1	\$3.4	1160	Feb 2019	N/A
808	\$4,000/mth	1/1	\$3.7	1090	Feb 2018	N/A
904	\$950,000	1/1	\$819.0	1160	Jun 2018	MARIE SOLIL...
904	\$4,000/mth	1/1	\$3.4	1160	Jan 2019	N/A
908	\$2,250,000	3/2	\$1,000.0	2250	Jun 2018	MARIE SOLIL...
909	\$3,900/mth	1/1	\$3.6	1090	Dec 2018	N/A
1002	\$2,089,000	2/2	\$1,024.0	2040	Oct 2018	N/A
1104	\$1,995,000	3/2	\$977.9	2040	Nov 2018	N/A
1403	\$7,900/mth	3/2	\$3.4	2340	Jan 2019	N/A
1504	\$8,000/mth	2/2	\$3.9	2040	Jan 2019	N/A
1701	\$7,500/mth	3/2	\$3.2	2340	Nov 2018	N/A
1705	\$2,899,000	3/2	\$1,238.9	2340	Feb 2019	N/A
2005	\$3,500,000	3/2	\$1,495.7	2340	Jun 2018	N/A
2206	\$2,395,000	2/2	\$1,174.0	2040	Feb 2018	MIRCEA A RA...
2606	\$6,950/mth	2/2	\$3.4	2040	Feb 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3404	\$2,200,000	2/2	\$1,122.4	1960	Jan 2019	N/A
3806	\$2,300,000	2/2	\$1,176.5	1955	Jul 2018	LAZAR KAGA...
3806	\$7,500/mth	2/2	\$3.8	1960	Dec 2018	N/A
3905	\$17,500/mth	3/3	\$6.9	2550	Mar 2019	N/A
4202	\$9,900/mth	2/2	\$4.9	2040	Dec 2018	N/A
4304	\$3,595,000	2/2	\$1,762.3	2040	Jan 2019	N/A