

Market Report

March, 2020



Portofino Tower

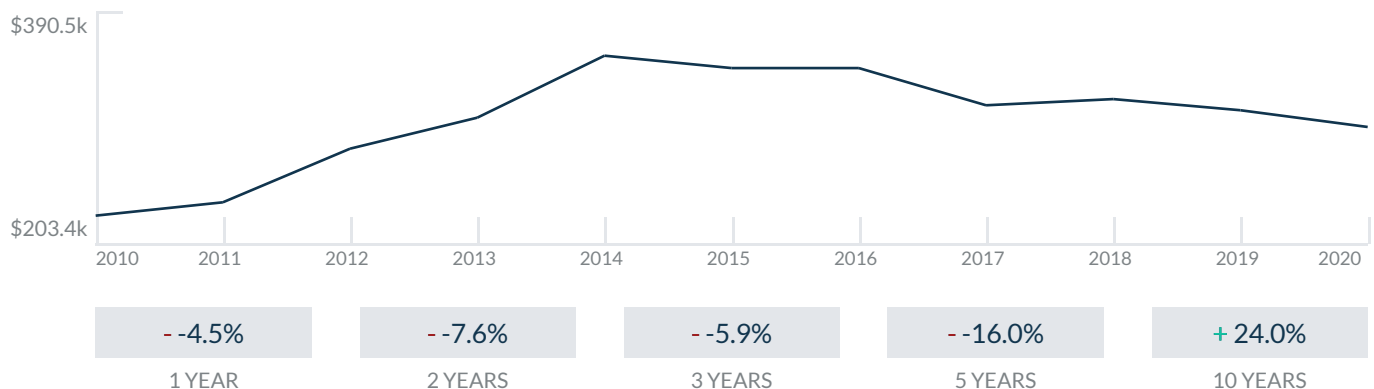
300 South Pointe Dr
Miami Beach, FL 33139

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

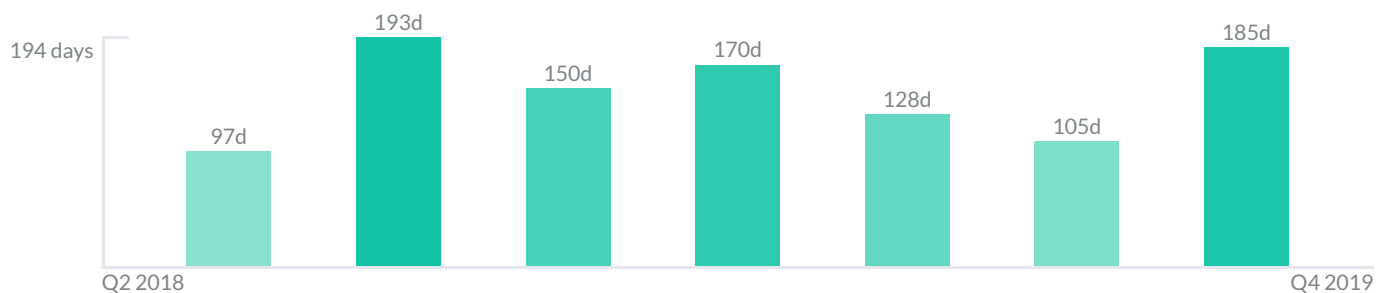
The property stats graph represents the median price evolution since ten years in your postal code area.



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	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies-Wolfeboro	Aspira Eugenio Maria De Hostos Youth Leadership Charter School	MS Academy
10/10	1/10	10/10

Insights

IN PORTOFINO TOWER

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

1 BED

\$725,000
AVERAGE PRICE

1 FOR SALE
2 FOR RENT

2 BEDS

\$2,161,000
AVERAGE PRICE

4 FOR SALE
2 FOR RENT

3 BED

\$2,595,000
AVERAGE PRICE

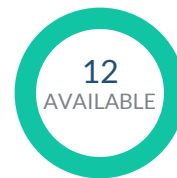
7 FOR SALE
0 FOR RENT

-1.5% to 3.3%
CAP RATE

Yearly net income when rent

6.9%
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 Portofino Tower



\$7,000



UNIT 1504

RENTED | FEB 2020



\$5,950



UNIT 1206

RENTED | FEB 2020



\$6,950



UNIT 2606

RENTED | FEB 2020



\$7,900



UNIT 1403

RENTED | FEB 2020

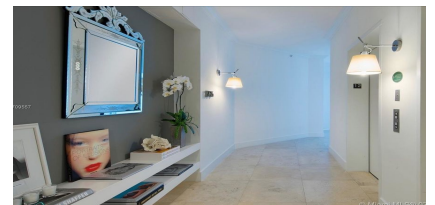


\$4,999,990



UNIT 1401/2

SOLD | FEB 2020



\$10,900



UNIT 1205

RENTED | FEB 2020

Sold

LAST 20 PROPERTIES SOLD IN PORTOFINO TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1401/2	\$4,999,990	4/6	\$1,141.6	4,380	Dec 2019	205
909	\$799,000	1/2	\$733.0	1,090	Oct 2019	165
LPH2	\$9,800,000	4/4	\$2,279.1	4,300	Sep 2019	105
1104	\$1,995,000	3/3	\$977.9	2,040	May 2019	128
2701	\$3,250,000	3/3	\$1,388.9	2,340	Feb 2019	86
405	\$1,499,000	3/3	\$640.6	2,340	Feb 2019	254
3302	\$7,700	2/2	\$3.9	1,960	Nov 2018	178
1406	\$1,799,000	2/3	\$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	3/3	\$1,066.2	2,340	Sep 2018	52
2506	\$1,895,000	2/3	\$928.9	2,040	Jun 2018	133
3306	\$2,250,000	2/3	\$1,148.0	1,960	May 2018	61
2502	\$2,790,000	2/2	\$1,367.6	2,040	Dec 2014	84
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
1102	\$2,495,000	2/2	\$1,223.0	2,040	Apr 2014	214
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
606	\$1,049,000	2/2	\$589.3	1,780	Mar 2013	6
1505	\$1,950,000	3/2	\$833.3	2,340	Dec 2012	120

Rented

LAST 20 PROPERTIES RENTED IN PORTOFINO TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1504	\$7,000	2/3	\$3.4	2,040	Feb 2020	162
1206	\$5,950	2/3	\$2.9	2,040	Jan 2020	91
2606	\$6,950	2/3	\$3.4	2,040	Dec 2019	128
1403	\$7,900	3/3	\$3.4	2,340	Dec 2019	261
1205	\$10,900	3/3	\$4.7	2,340	Nov 2019	115
808	\$4,000	1/2	\$3.7	1,090	Oct 2019	630
1802	\$9,250	2/3	\$4.5	2,040	Oct 2019	37
PH42...	\$8,900	2/3	\$4.4	2,040	Oct 2019	84
2003	\$8,200	3/3	\$3.5	2,340	Oct 2019	13
2006	\$6,500	2/3	\$3.2	2,040	Oct 2019	42
2203	\$7,500	3/3	\$3.2	2,340	Oct 2019	52
1705	\$7,900	3/3	\$3.4	2,340	Sep 2019	104
2106	\$7,200	2/3	\$3.5	2,040	Jul 2019	63
705	\$6,499	3/3	\$2.8	2,340	Jul 2019	164
2606	\$6,950	2/3	\$3.4	2,040	Jul 2019	131
504	\$5,200	2/2	\$2.9	1,780	Jun 2019	13
2004	\$7,250	2/3	\$3.6	2,040	Jun 2019	20
1701	\$7,500	3/3	\$3.2	2,340	Apr 2019	126
806	\$3,950	1/2	\$3.4	1,160	Apr 2019	35
706	\$5,000	2/2	\$4.3	1,160	Feb 2019	174

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
Lanai5	\$1,999,999	3/3	\$854.7	2340	Feb 2020	
303	\$1,795,000	3/3	\$767.1	2340	Feb 2020	VICTOR LABB...
606	\$5,950/mth	2/2	\$3.3	1780	Feb 2020	WAHIDA BEN...
707	\$3,800/mth	1/2	\$3.3	1160	Feb 2020	NORBERTO G...
904	\$725,000	1/2	\$625.0	1160	Feb 2020	MARIE SOLIL...
904	\$3,500/mth	1/2	\$3.0	1160	Feb 2020	MARIE SOLIL...
1001	\$2,490,000	3/3	\$1,064.1	2340	Feb 2020	AZRAN MIAM...
1206	\$1,850,000	2/3	\$906.9	2040	Feb 2020	STEVEN R DEL...
1403	\$2,985,000	3/3	\$1,275.6	2340	Feb 2020	DIOGENES A S...
1705	\$2,400,000	3/3	\$1,025.6	2340	Feb 2020	N/A
2005	\$3,500,000	3/3	\$1,495.7	2340	Feb 2020	N/A
2405	\$2,995,000	3/3	\$1,279.9	2340	Feb 2020	HOWARD A SI...
3404	\$2,095,000	2/3	\$1,068.9	1960	Feb 2020	JORGE MARI...
3806	\$6,750/mth	2/3	\$3.4	1960	Feb 2020	LAZAR KAGA...
3806	\$2,300,000	2/3	\$1,173.5	1960	Feb 2020	LAZAR KAGA...
3906	\$2,400,000	2/3	\$1,224.5	1960	Feb 2020	THOMAS L RO...