

Market Report

October, 2021



Helen Mar

2421 Lake Pancoast Dr
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Helen Mar 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 helenmarcondosforsale.com.

Property Stats

POSTAL CODE 33140

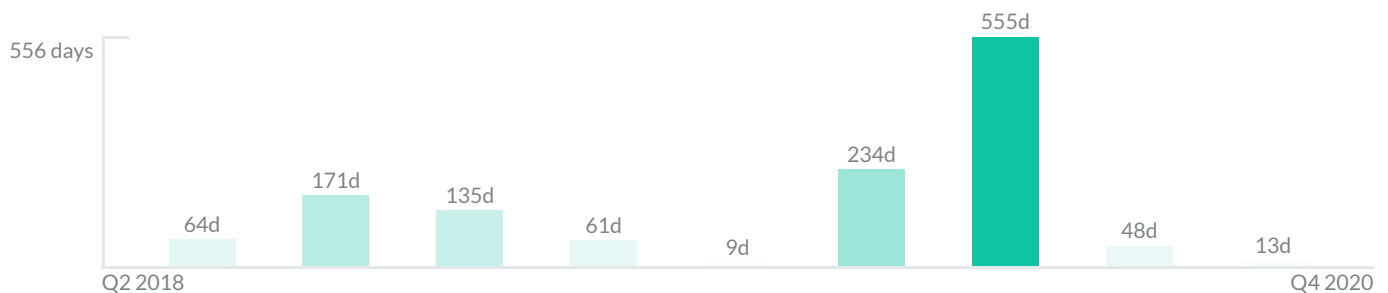
The property stats graph represents the median price evolution since ten years in your postal code area.



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	Artistic Culture Senior High School
10/10	1/10	10/10

Insights

IN HELEN MAR

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

2 BEDS

\$570,000
AVERAGE PRICE

2 FOR SALE
0 FOR RENT

2.1% to 2.3%

CAP RATE

Yearly net income when rent

4.2%

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 Helen Mar



\$2,500



UNIT 6A

RENTED | AUG 2021



\$1,250



UNIT 2C

RENTED | APR 2021



\$1,499



UNIT 3B

RENTED | MAR 2021



\$1,595



UNIT 4B

RENTED | JUL 2021



\$2,299



UNIT 4C

RENTED | JUL 2021



\$269,000



UNIT 3B

SOLD | MAR 2021

Sold

LAST 20 PROPERTIES SOLD IN HELEN MAR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3B	\$269,000	0/1	\$535.9	502	Nov 2020	13
202, 2...	\$250,000	2/2	\$446.4	560	Aug 2020	12
203, 2...	\$250,000	0/1	\$961.5	260	Aug 2020	6
4C/3C	\$542,160	1/2	\$540.0	1,004	Jul 2020	127
431	\$130,000	0/1	\$650.0	200	Jan 2020	555
M	\$199,000	0/1	\$497.5	400	Nov 2019	234
136	\$155,000	1/1	\$516.7	300	Aug 2019	9
8	\$147,500	0/1	\$368.8	400	May 2019	61
Q	\$159,000	0/1	\$397.5	400	Mar 2019	135
5B	\$269,000	0/1	\$535.9	502	Nov 2018	171
7A	\$695,000	1/2	\$817.6	850	Jun 2018	117
5H	\$150,000	0/1	\$290.7	516	Jun 2018	10
5D	\$229,000	0/1	\$427.2	536	May 2017	49
1 E/G	\$399,000	1/2	\$437.5	912	Mar 2017	71
2F	\$198,000	0/1	\$374.3	529	Dec 2016	28
2F	\$198,000	0/1	\$374.3	529	Dec 2016	28
234	\$139,000	0/1	\$556.0	250	Dec 2015	23
3-D	\$234,919	0/1	\$438.3	536	Sep 2015	252
3-D	\$234,919	0/1	\$438.3	536	Sep 2015	252
4	\$185,000	0/1	\$462.5	400	Sep 2015	384

Rented

LAST 20 PROPERTIES RENTED IN HELEN MAR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
6A	\$2,500	2/2	\$2.6	952	Jul 2021	7
2C	\$1,250	0/1	\$2.3	545	Mar 2021	36
3B	\$1,499	0/1	\$3.0	502	Feb 2021	48
4B	\$1,595	1/1	\$3.2	502	Feb 2021	36
4C	\$2,299	2/2	\$2.1	1,090	Dec 2020	108
2D	\$1,295	0/1	\$2.4	536	Oct 2020	34
1D	\$1,200	0/1	\$2.2	536	May 2020	71
N/A	\$7,900	5/5	\$2.0	3,907	Jan 2020	100
6A	\$1,950	1/2	\$2.0	952	Dec 2019	59
333	\$1,300	0/1	\$4.5	290	Dec 2019	62
3	\$1,250	0/1	\$3.1	400	Nov 2019	76
16	\$1,300	0/1	\$3.3	400	Nov 2019	181
8	\$1,200	0/1	N/A	N/A	Nov 2019	175
2	\$975	1/1	N/A	N/A	Oct 2019	6
2D	\$1,400	0/1	\$2.6	536	May 2019	19
6D	\$1,295	0/1	\$2.4	536	Feb 2019	76
13	\$1,350	0/1	\$3.4	400	Dec 2018	36
2C	\$1,200	0/1	\$2.2	545	Dec 2018	20
3B	\$1,600	0/1	\$3.2	502	Oct 2018	72
7A	\$2,999	1/2	\$3.5	850	Aug 2018	58

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4A	\$590,000	2/2	\$619.7	952	Sep 2021	N/A
4A	\$550,000	2/2	\$577.7	952	Sep 2021	N/A