

Market Report

March, 2020



The Charter Club

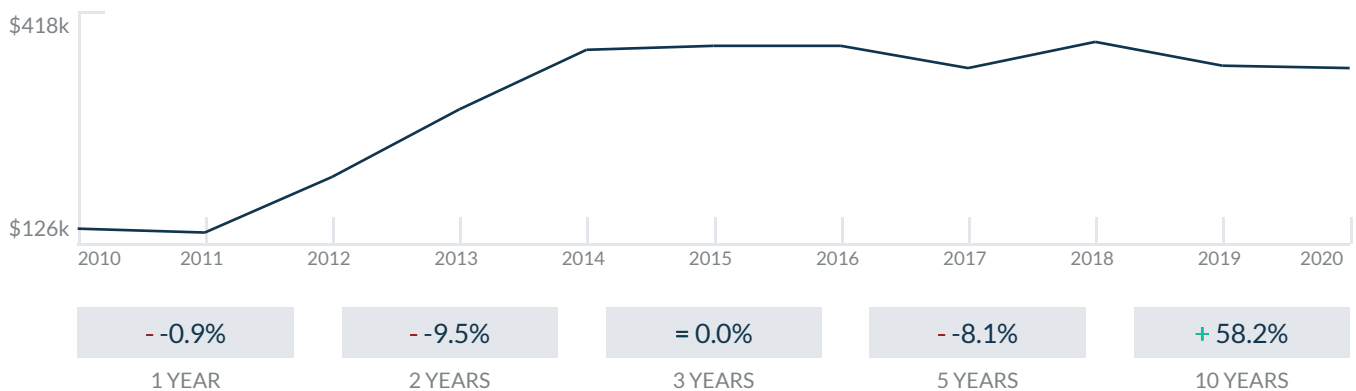
600 NE 36th St
Miami, FL 33137

Every month we compile this comprehensive market report focus on The Charter Club 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 thecharterclubcondosforsale.com.

Property Stats

POSTAL CODE 33137

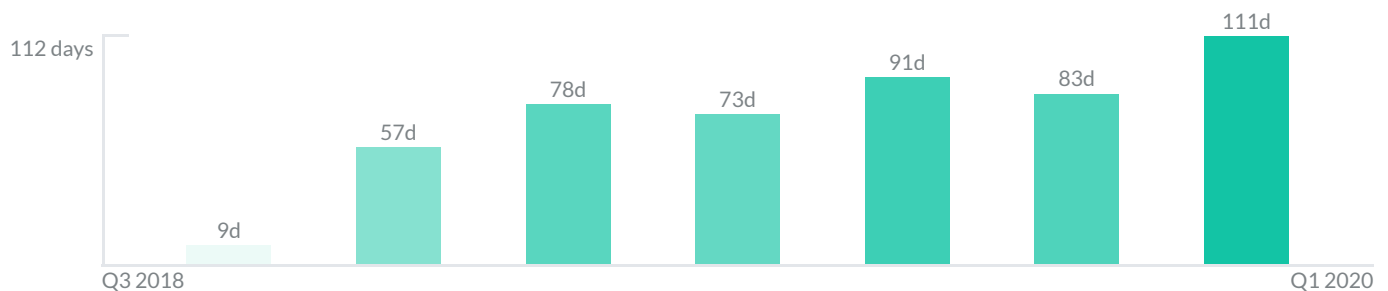
The property stats graph represents the median price evolution since ten years in your postal code area.



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

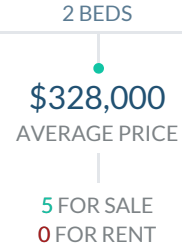
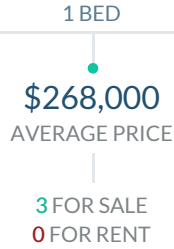
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

School Name	Rating
School For Advanced Studies	10/10
De Hostos Youth Leadership Charter School	1/10
Art and Culture Senior High School	10/10

Insights

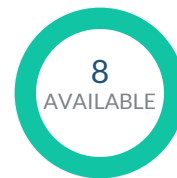
IN THE CHARTER CLUB

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



-278.1% to 5.8%
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 Charter Club



\$1,850



UNIT 316

SOLD | JAN 2020

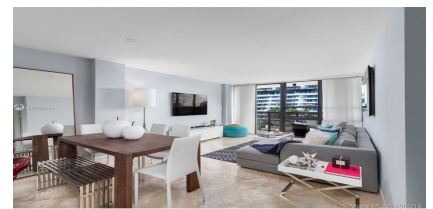


\$2,600



UNIT PH-27

RENTED | FEB 2020

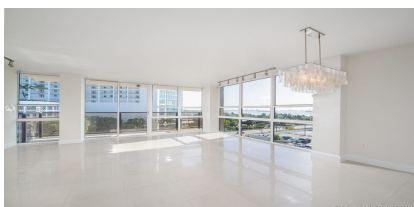


\$2,200



UNIT 417

RENTED | FEB 2020

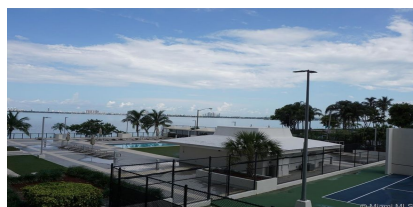


\$325,000



UNIT 501

SOLD | DEC 2019



\$263,000



UNIT 208

SOLD | FEB 2020



\$2,000



UNIT 209

RENTED | FEB 2020

Sold

LAST 20 PROPERTIES SOLD IN THE CHARTER CLUB

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
316	\$1,850	1/1	\$2.4	768	Jan 2020	111
501	\$325,000	2/2	\$266.8	1,218	Nov 2019	105
208	\$263,000	1/2	\$347.4	757	Nov 2019	36
605	\$249,900	1/2	\$325.4	768	Oct 2019	112
823	\$325,000	1/2	\$296.5	1,096	Oct 2019	78
1502	\$274,900	2/2	\$225.7	1,218	Sep 2019	56
1822	\$385,000	1/2	\$351.3	1,096	Sep 2019	70
PH11	\$580,000	3/3	\$313.5	1,850	Aug 2019	219
1222	\$349,900	1/2	\$319.3	1,096	Jul 2019	105
407	\$308,800	2/2	\$311.9	990	Jul 2019	5
620	\$257,800	1/2	N/A	N/A	Jun 2019	88
802	\$350,000	2/2	\$287.4	1,218	Apr 2019	111
612	\$258,000	1/2	\$335.9	768	Apr 2019	19
1818	\$450,000	2/2	\$369.5	1,218	Apr 2019	16
2019	\$248,800	1/2	\$328.7	757	Apr 2019	129
2009	\$249,000	1/2	\$324.2	768	Mar 2019	43
710	\$241,500	1/2	\$252.9	955	Mar 2019	66
1803	\$299,000	2/2	\$245.5	1,218	Feb 2019	208
1711	\$297,900	2/2	\$311.9	955	Feb 2019	83
316	\$225,000	1/2	\$293.0	768	Feb 2019	46

Rented

LAST 20 PROPERTIES RENTED IN THE CHARTER CLUB

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
PH-27	\$2,600	2/3	\$1.9	1,400	Dec 2019	62
417	\$2,200	2/2	\$2.2	990	Dec 2019	23
2009	\$2,000	1/2	\$2.6	768	Nov 2019	75
1206	\$2,150	2/2	\$2.2	990	Nov 2019	59
PH16	\$2,800	2/3	\$1.7	1,674	Oct 2019	112
1712	\$1,850	1/2	\$2.4	768	Oct 2019	3
221	\$2,200	2/2	\$1.8	1,218	Oct 2019	99
1105	\$1,800	1/1	\$2.4	757	Sep 2019	11
804	\$2,375	2/2	\$1.9	1,218	Sep 2019	46
204	\$2,350	2/2	\$1.9	1,218	Aug 2019	21
1023	\$2,290	2/2	\$2.1	1,096	Aug 2019	73
1806	\$2,100	2/2	\$2.1	990	Aug 2019	15
1116	\$1,800	1/2	\$2.3	768	Aug 2019	19
821	\$2,450	2/2	\$2.0	1,218	Jul 2019	85
1417	\$2,050	2/2	\$2.1	990	Jul 2019	17
306	\$2,000	1/2	\$2.0	990	Jun 2019	35
1817	\$2,100	1/2	\$2.1	990	Jun 2019	42
406	\$2,100	2/2	\$2.1	990	May 2019	9
T1	\$2,400	2/2	\$2.0	1,218	May 2019	168
212	\$1,850	1/2	\$2.4	768	Apr 2019	33

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH14	\$459,000	2/3	\$248.1	1850	Feb 2020	WILLIAM BER...
PH10	\$549,000	2/2	\$296.8	1850	Feb 2020	RODRIGO A G...
206	\$2,150	2/2	\$2.2	990	Dec 2019	VINCENT DINH
519	\$245,000	1/2	\$323.6	757	Feb 2020	ROBERTO J L...
1009	\$275,000	1/2	\$358.1	768	Feb 2020	MONICA RYL...
1023	\$311,000	2/2	\$283.8	1096	Feb 2020	DAIZY CANIZ...
1111	\$285,000	1/2	\$298.4	955	Feb 2020	SARA MANII
2023	\$318,800	2/2	\$290.9	1096	Feb 2020	SERGIO LIMA...