

# Market Report

February, 2021



## 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 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 [thecharterclubcondosforsale.com](http://thecharterclubcondosforsale.com).

## Property Stats

POSTAL CODE 33137

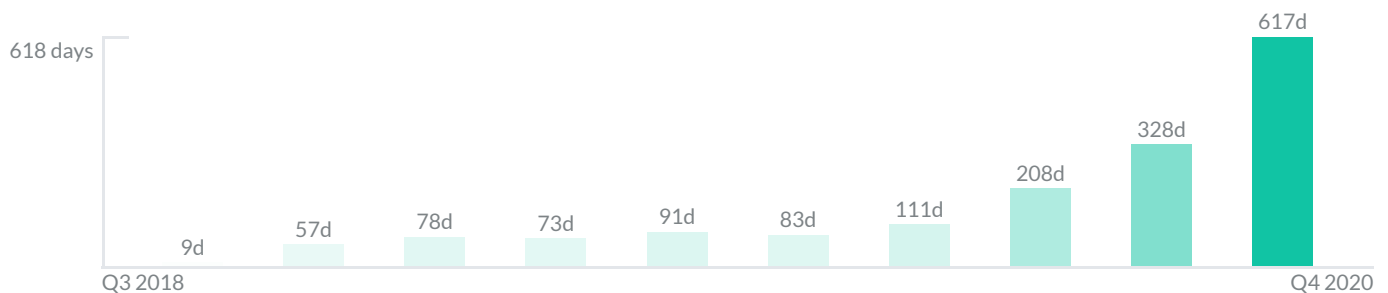
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies in Music	De Hostos Youth Leadership Charter School	Art and Culture Senior High School
10/10	1/10	10/10

# Insights

IN THE CHARTER CLUB

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

1 BED

**\$350,000**  
AVERAGE PRICE

1 FOR SALE  
0 FOR RENT

2 BEDS

**\$458,000**  
AVERAGE PRICE

1 FOR SALE  
0 FOR RENT

**3.8% to 6.4%**

CAP RATE

Yearly net income when rent

**5.4%**

NEGOTIABILITY

What you can negotiate

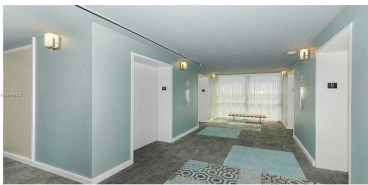


Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for The Charter Club



\$245,000



UNIT 519

**SOLD** | NOV 2020

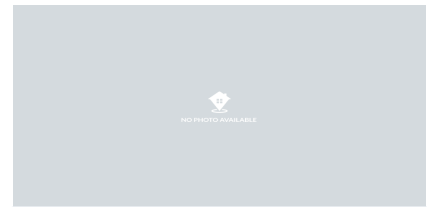


\$318,800



UNIT 203

**SOLD** | NOV 2020

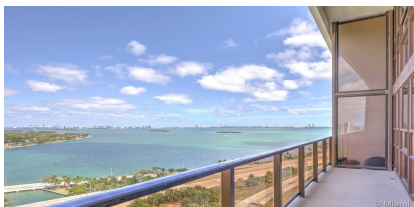


\$239,000



UNIT 1209

**SOLD** | SEP 2020



\$549,000



UNIT PH10

**SOLD** | NOV 2020



\$1,850



UNIT 316

**SOLD** | SEP 2020



\$2,600



UNIT PH-27

**RENTED** | JUL 2020

## Sold

LAST 20 PROPERTIES SOLD IN THE CHARTER CLUB

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
519	\$245,000	1/2	\$323.6	757	Oct 2020	617
2023	\$318,800	2/2	\$290.9	1,096	Sep 2020	328
1209	\$239,000	1/1	\$311.2	768	Jun 2020	51
PH10	\$549,000	2/2	\$296.8	1,850	May 2020	365
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

## 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	1/2	\$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

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH14	\$458,000	2/3	\$247.6	1850	Dec 2020	WILLIAM BER...
1009	\$350,000	1/2	\$455.7	768	Jan 2021	MONICA RYL...