

# Market Report

August, 2022



## Golden West

1345 West Ave  
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Golden West 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 [goldenwestcondosforsale.com](https://goldenwestcondosforsale.com).

## Property Stats

POSTAL CODE 33139

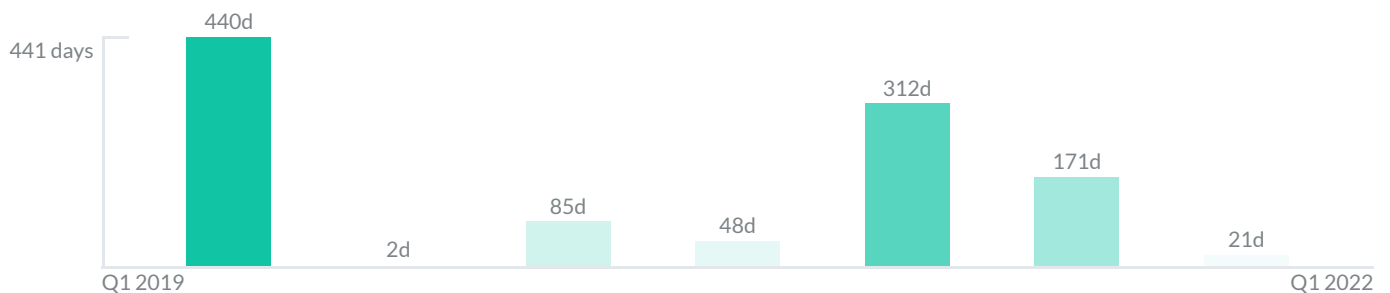
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

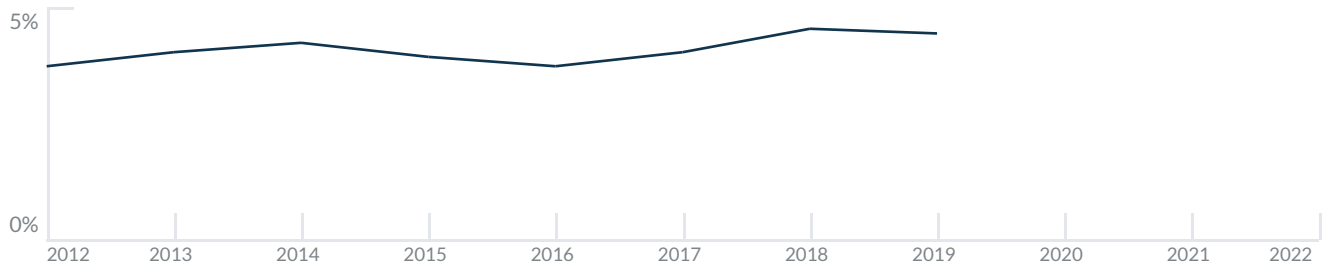


# Mortgage Rates

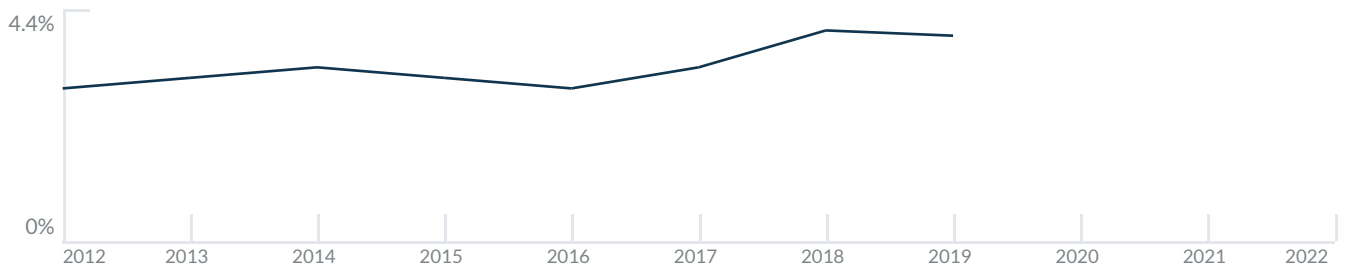
PER YEAR

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©

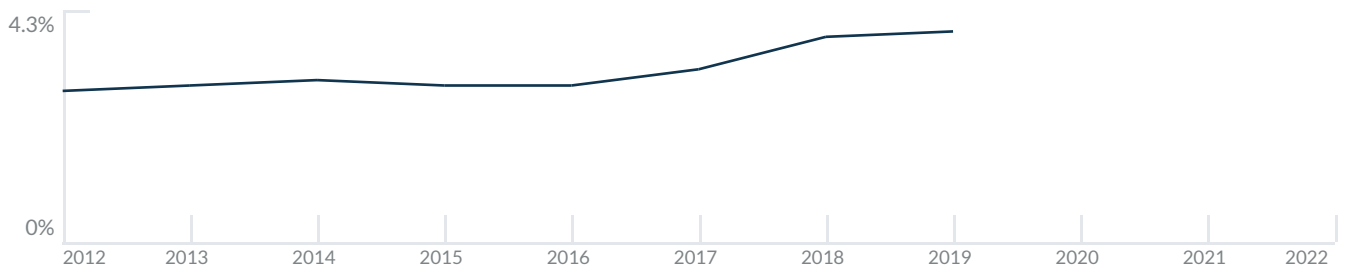
30 YEARS FIXED 4.4%



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	Adria Dugan Maria De Hostos Youth Leadership Center	New York School Of The Arts
10/10	1/10	10/10

# Insights

IN GOLDEN WEST

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

% to %

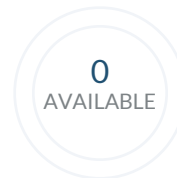
CAP RATE

Yearly net income when rent

0.3%

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 Golden West

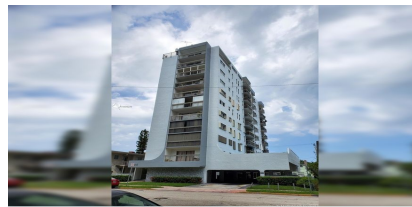


\$299,900



UNIT 404

SOLD | FEB 2022

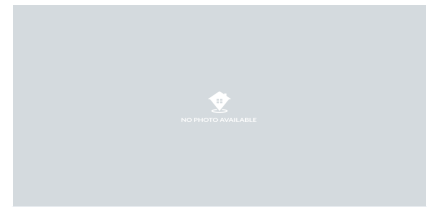


\$1,850



UNIT 702

RENTED | FEB 2022



\$2,200



UNIT 902

RENTED | AUG 2021

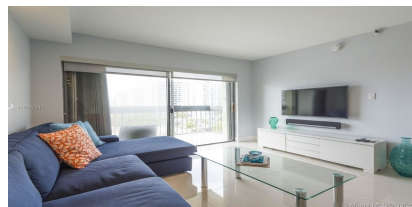


\$2,500



UNIT 704

RENTED | APR 2021

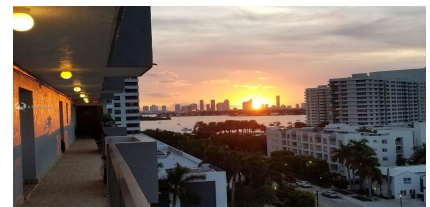


\$285,000



UNIT 703

SOLD | APR 2021



\$2,450



UNIT 901

RENTED | FEB 2021

## Sold

LAST 20 PROPERTIES SOLD IN GOLDEN WEST

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
404	\$299,900	2/2	\$280.0	1,071	Feb 2022	21
703	\$285,000	1/2	\$310.5	918	Mar 2021	171
301	\$300,000	2/2	\$282.0	1,064	Feb 2020	202
3D	\$308,000	2/2	\$371.5	829	Jan 2020	421
1	\$155,000	0/1	\$379.9	408	Nov 2019	47
3B	\$335,000	2/2	\$345.7	969	Nov 2019	48
3A	\$174,500	1/1	\$222.3	785	Sep 2019	44
7D	\$285,000	2/2	\$343.8	829	Aug 2019	127
3	\$149,900	0/1	\$354.4	423	Jul 2019	84
2B	\$325,000	2/2	\$335.4	969	Jun 2019	2
602	\$227,500	1/2	\$247.8	918	Mar 2019	440
704	\$335,000	2/2	\$312.8	1,071	Aug 2018	26
903	\$237,500	1/2	\$258.7	918	Jan 2018	7
504	\$290,000	2/1	\$270.8	1,071	Dec 2017	48
504	\$290,000	2/2	\$270.8	1,071	Dec 2017	48
401	\$279,860	2/2	\$263.0	1,064	Oct 2017	146
6B	\$235,000	1/1	\$295.6	795	May 2017	0
902	\$249,900	1/2	\$272.2	918	Feb 2017	19
601	\$299,900	2/2	\$281.9	1,064	Jan 2017	23
4E	\$255,000	1/1	\$324.4	786	Sep 2016	43

## Rented

LAST 20 PROPERTIES RENTED IN GOLDEN WEST

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
702	\$1,850	1/2	\$2.0	918	Dec 2021	11
902	\$2,200	1/2	\$2.4	918	Aug 2021	5
704	\$2,500	2/2	\$2.3	1,071	Apr 2021	59
901	\$2,450	2/2	\$2.3	1,064	Jan 2021	27
702	\$1,500	1/2	\$1.6	918	Dec 2020	122
2C	\$1,150	0/1	\$2.3	507	Dec 2019	123
3A	\$2,100	2/2	\$2.0	1,070	Nov 2019	73
4C	\$1,250	0/1	\$2.5	507	Oct 2019	20
704	\$2,150	2/2	\$2.0	1,071	Oct 2019	124
6D	\$2,050	1/2	\$2.5	829	Aug 2019	76
6C	\$2,075	2/2	\$3.0	695	Aug 2019	120
102	\$1,475	1/1	\$2.4	620	Jul 2019	89
3E	\$1,500	1/1	\$1.9	797	Jul 2019	39
5F	\$1,450	1/1	\$2.0	718	Jun 2019	49
B4	\$1,300	0/1	N/A	N/A	May 2019	23
10B	\$2,400	2/2	\$2.5	969	May 2019	22
703	\$2,000	1/2	\$2.2	918	May 2019	27
A5	\$1,250	0/1	\$2.7	457	Apr 2019	14
704	\$2,175	2/2	\$2.0	1,071	Jun 2018	42
503	\$1,550	1/1	\$1.7	918	Jun 2017	8