

Market Report

June, 2023



Nautilus Towers

4142 Jefferson Ave
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Nautilus Towers 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 nautilustowers.com.

Property Stats

POSTAL CODE 33140

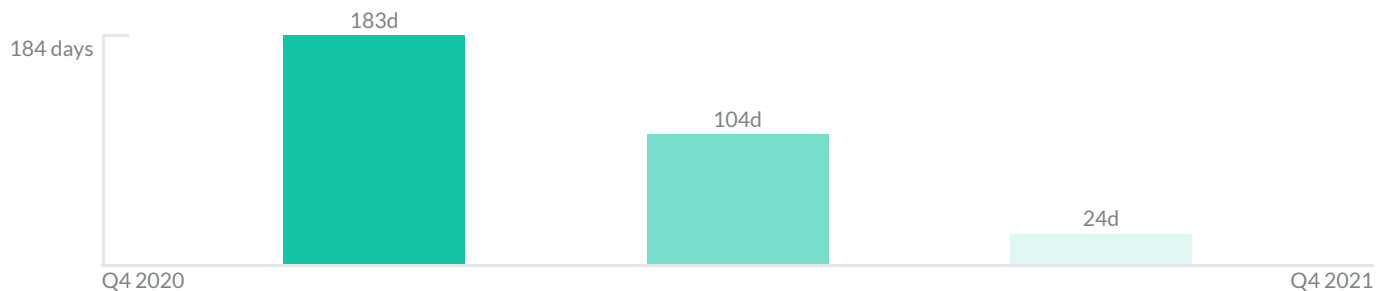
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

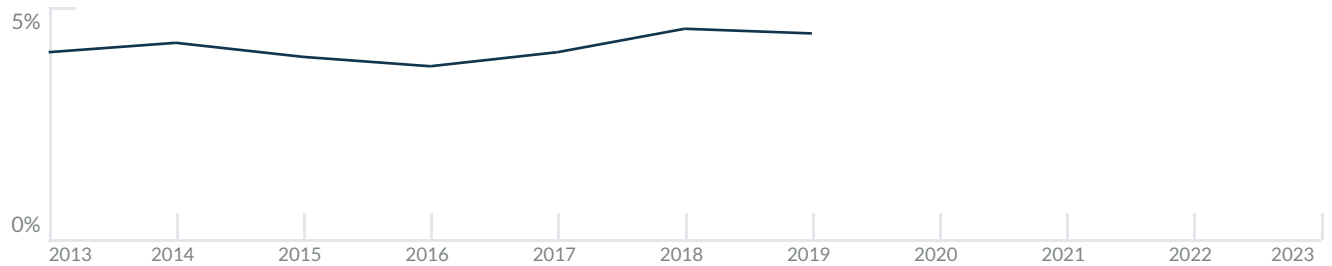


Mortgage Rates

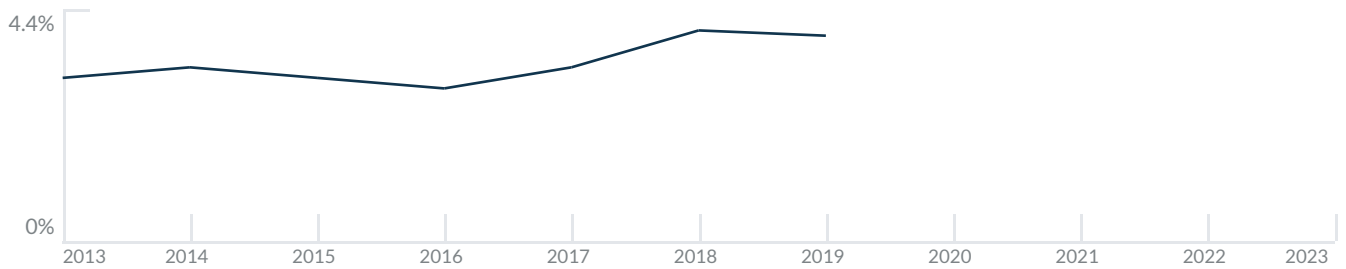
PER YEAR

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©

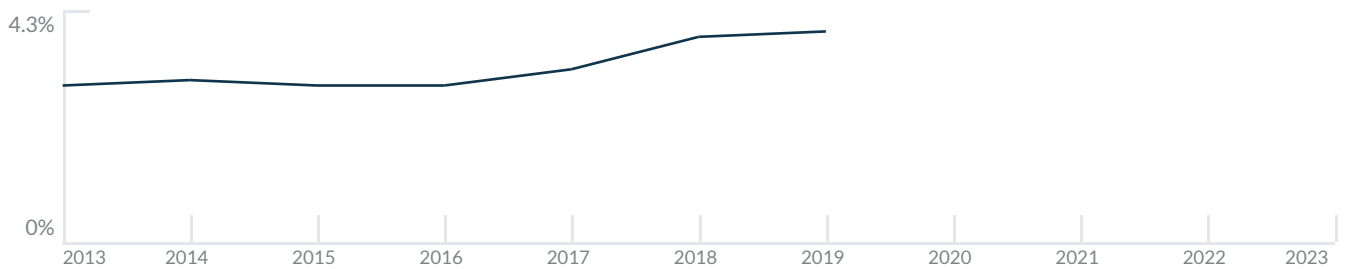
30 YEARS FIXED 4.4%



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
BridgePrep Academy	De Hostos Youth Leadership Academy	Senior High School
5/10	1/10	10/10

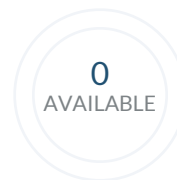
Insights

IN NAUTILUS TOWERS

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

% to %
CAP RATE
Yearly net income when rent

0%
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 Nautilus Towers

<p>\$330,000</p> <p>UNIT 5C</p> <p>SOLD FEB 2022</p> <p>2 Bath 2 Bed</p>	<p>\$187,000</p> <p>UNIT 4A</p> <p>SOLD MAY 2021</p> <p>1 Bath 1 Bed</p>	<p>\$1,400</p> <p>UNIT 5A</p> <p>RENTED APR 2021</p> <p>1 Bath 1 Bed</p>
<p>\$1,450</p> <p>UNIT 3D</p> <p>RENTED JUN 2021</p> <p>1 Bath 1 Bed</p>	<p>\$1,800</p> <p>UNIT 4C</p> <p>RENTED JUL 2021</p> <p>2 Bath 2 Bed</p>	<p>\$190,000</p> <p>UNIT 2D</p> <p>SOLD JUN 2021</p> <p>1 Bath 1 Bed</p>

Sold

LAST 20 PROPERTIES SOLD IN NAUTILUS TOWERS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
5C	\$330,000	2/2	\$330.0	1,000	Dec 2021	24
4A	\$187,000	1/1	\$241.3	775	Apr 2021	104
2D	\$190,000	1/1	\$245.2	775	Nov 2020	183
N/A	\$128,750	1/1	\$166.1	775	Sep 2013	13
N/A	\$189,000	3/2	\$164.5	1,149	May 2011	92
5-A	\$99,000	3/2	\$86.2	1,149	Dec 2010	61
4D	\$101,900	1/1	\$131.5	775	Dec 2010	64
N/A	\$187,000	2/2	\$171.6	1,090	Oct 2010	307
3-D	\$135,000	1/1	\$166.7	810	Feb 2010	87
6C	\$129,580	2/2	\$129.6	1,000	Jan 2010	52
5-E	\$219,000	2/1	\$270.4	810	Jul 2007	10
5D	\$205,000	1/1	\$264.5	775	Dec 2006	87
3A	\$239,000	1/1	\$362.1	660	Aug 2006	13
7-C	\$310,000	1/1	\$382.7	810	Jul 2006	53

Rented

LAST 20 PROPERTIES RENTED IN NAUTILUS TOWERS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
5A	\$1,400	1/1	\$1.8	775	Apr 2021	54
3D	\$1,450	1/1	\$1.9	775	Apr 2021	112
4C	\$1,800	2/2	\$1.8	1,000	Jan 2021	219
N/A	\$65,000	6/8	\$6.7	9,728	Aug 2020	495
6B	\$1,500	1/1	\$1.9	775	Jul 2020	113
N/A	\$3,300	3/2	\$2.2	1,500	Apr 2020	308
5c	\$2,200	2/2	\$2.2	1,000	Mar 2020	69
3A	\$1,550	1/1	\$2.0	775	Nov 2019	106
4	\$1,425	1/1	\$0.1	20,6...	Oct 2019	74
6A	\$1,600	1/1	\$2.1	775	Oct 2019	26
5	\$1,500	1/1	\$0.1	20,6...	Aug 2019	5
3D	\$1,500	1/1	\$1.9	775	Aug 2019	10
4	\$1,350	1/1	\$1.7	780	Jul 2019	53
11	\$1,450	1/1	\$1.9	780	Jul 2019	18
N/A	\$12,500	5/6	\$2.8	4,502	Feb 2013	9
5A	\$1,200	1/1	\$1.5	775	Oct 2012	3
N/A	\$16,500	5/5	\$3.5	4,706	Jul 2012	129
N/A	\$1,150	1/1	\$1.4	810	Mar 2012	31
4C	\$1,400	2/2	\$1.4	1,000	Dec 2010	103
7-B	\$1,025	1/1	\$1.3	760	Oct 2010	36