

Market Report

October, 2024



Vilasol Lofts

7744 Collins Ave
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on Vilasol Lofts 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 vilasollofts.com.

Property Stats

POSTAL CODE 33141

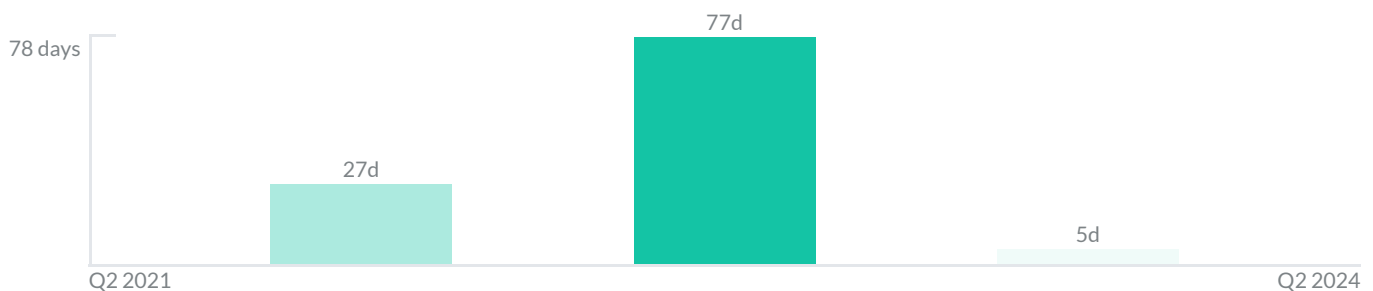
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

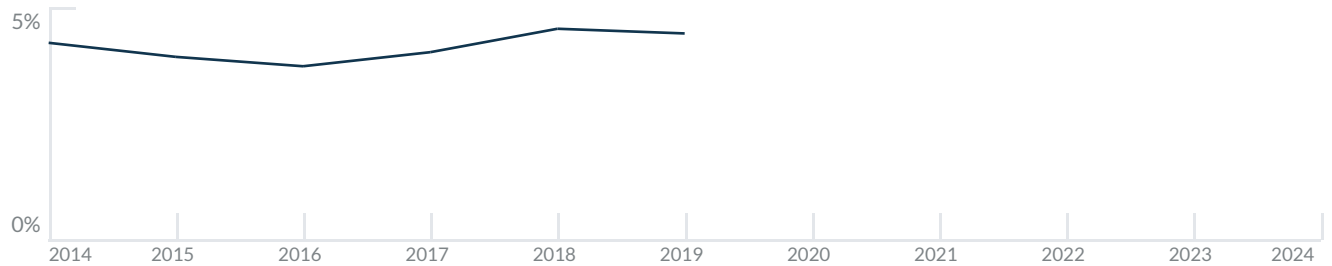


Mortgage Rates

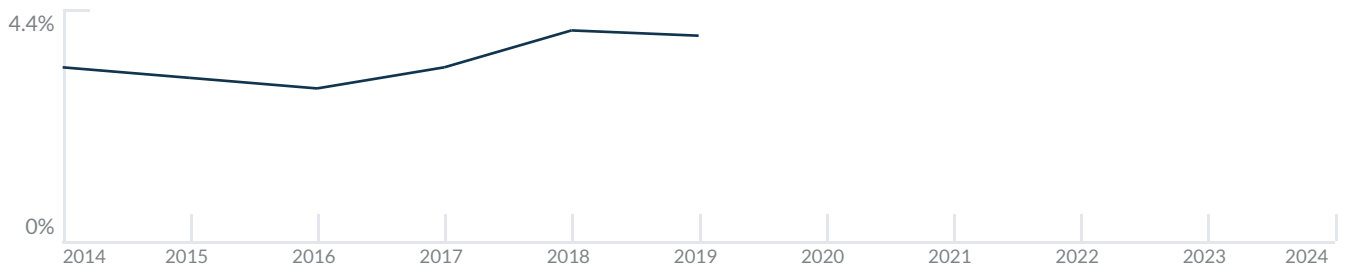
PER YEAR

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©

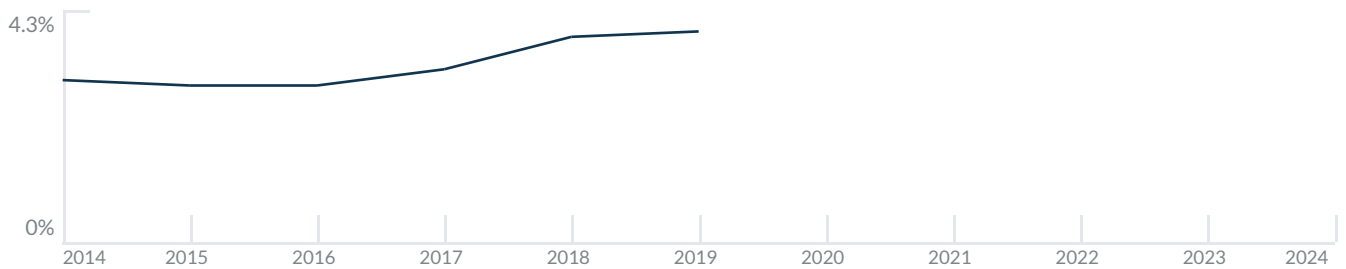
30 YEARS FIXED 4.4%



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
Mater Academy Miami Beach
8/10

MIDDLE SCHOOL
Horace Mann Middle School
2/10

HIGH SCHOOL
North Miami Senior High School
3/10

Insights

IN VILASOL LOFTS

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



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Vilasol Lofts

\$485,000 UNIT 16 SOLD APR 2024 2 Baths, 1 Bed	\$4,200 UNIT 4 RENTED APR 2024 2 Baths, 2 Beds	\$3,300 UNIT 17 RENTED FEB 2024 2 Baths, 1 Bed
\$3,800 UNIT 6 RENTED NOV 2023 2 Baths, 1 Bed	\$3,750 UNIT 19 RENTED MAR 2023 2 Baths, 2 Beds	\$6,000 UNIT 2 RENTED DEC 2022 2 Baths, 2 Beds

Sold

LAST 20 PROPERTIES SOLD IN VILASOL LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
16	\$485,000	1/2	\$595.8	814	Apr 2024	5
9	\$540,000	2/2	\$500.0	1,080	Sep 2021	77
19	\$519,000	2/2	\$470.5	1,103	Jun 2021	47
12	\$559,000	2/2	\$463.9	1,205	Apr 2021	7
18	\$480,000	2/2	\$435.2	1,103	Jun 2020	92
3	\$480,000	2/2	\$435.2	1,103	Oct 2019	214
14	\$419,000	2/2	\$379.9	1,103	Sep 2019	206
18	\$415,000	2/2	\$376.2	1,103	Sep 2019	153
2	\$480,000	2/2	\$347.8	1,380	Apr 2019	9
19	\$519,900	2/2	\$471.4	1,103	Mar 2018	51
21	\$489,000	2/2	\$452.8	1,080	Apr 2017	436
21	\$489,000	2/2	\$452.8	1,080	Apr 2017	436
20	\$569,000	3/2	\$526.9	1,080	Sep 2015	17
20	\$569,000	3/2	\$526.9	1,080	Sep 2015	17
11	\$599,000	2/2	\$497.1	1,205	Jun 2014	176
11	\$599,000	2/2	\$497.1	1,205	Jun 2014	176
15	\$499,000	2/2	\$452.4	1,103	May 2014	56
15	\$499,000	2/2	\$452.4	1,103	May 2014	56
18	\$475,000	2/2	\$430.6	1,103	Dec 2013	108
18	\$475,000	2/2	\$430.6	1,103	Dec 2013	108

Rented

LAST 20 PROPERTIES RENTED IN VILASOL LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
4	\$4,200	2/2	\$3.8	1,103	Apr 2024	57
17	\$3,300	1/2	\$4.3	772	Feb 2024	73
6	\$3,800	1/2	\$4.9	772	Nov 2023	42
19	\$3,750	2/2	\$3.4	1,103	Mar 2023	44
2	\$6,000	2/2	\$4.3	1,380	Dec 2022	10
17	\$3,500	1/2	\$4.5	772	Oct 2022	88
7	\$2,500	2/2	\$2.3	1,103	Mar 2021	11
4	\$2,800	2/2	\$2.5	1,103	Jan 2021	18
9	\$1,150	0/1	N/A	N/A	Dec 2019	41
14	\$1,350	1/1	\$1.8	750	Nov 2019	50
19	\$1,450	1/1	\$2.3	625	Oct 2019	22
6	\$2,350	1/2	\$3.0	772	Oct 2019	28
17	\$1,250	0/1	\$2.0	625	Sep 2019	63
3	\$1,225	0/1	\$2.0	625	Aug 2019	44
3	\$2,800	2/2	\$2.5	1,103	Jun 2019	22
4	\$2,800	2/2	\$2.5	1,103	May 2019	29
1	\$1,375	1/1	\$2.2	625	Apr 2019	9
6	\$2,250	1/2	\$2.9	772	Dec 2018	86
14	\$2,500	2/2	\$2.3	1,103	Sep 2018	60
16	\$1,999	1/2	\$2.5	814	Apr 2018	52

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
19	\$695,000	2/2	\$630.1	1103	Sep 2024	N/A