

Market Report

September, 2021



Mint at Riverfront

92 SW 3rd St
Miami, FL 33130

Every month we compile this comprehensive market report focus on Mint at Riverfront 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 mintatriverfrontcondosforsale.com.

Property Stats

POSTAL CODE 33130

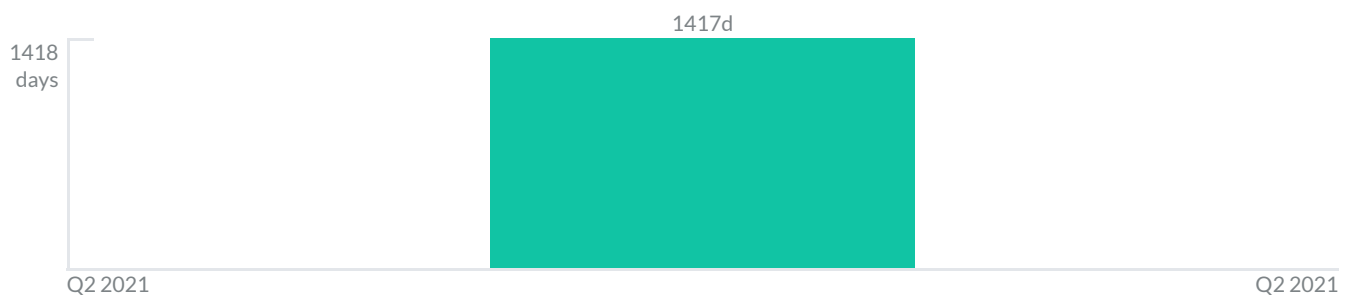
The property stats graph represents the median price evolution since ten years in your postal code area.



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

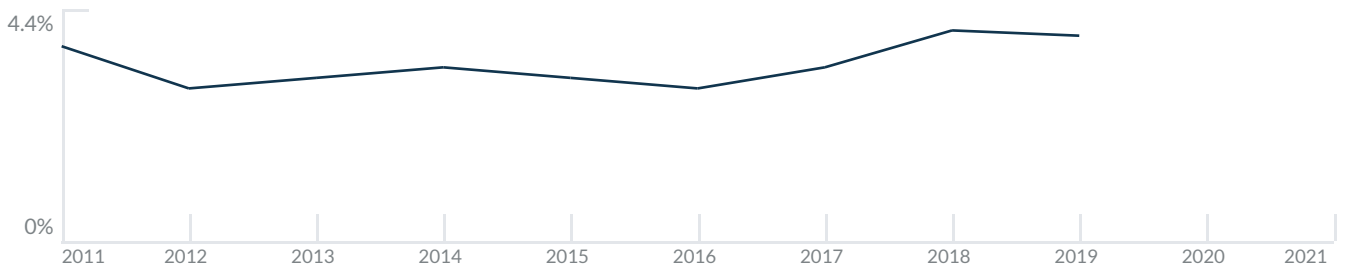
PER YEAR

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©

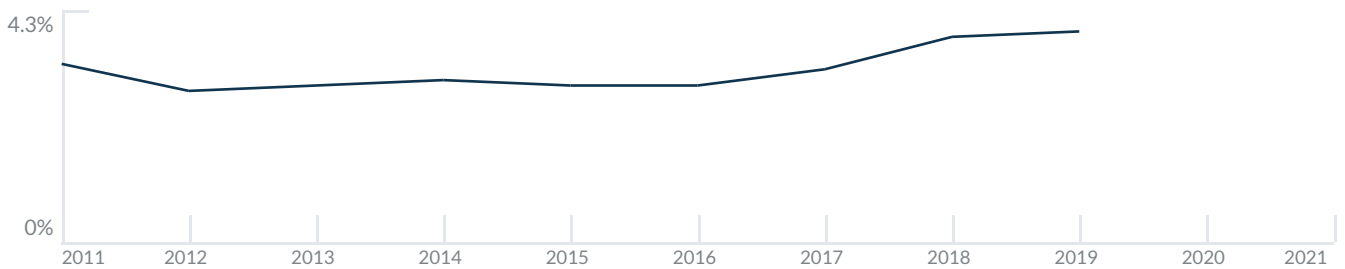
30 YEARS FIXED 4.4%



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
Alpha Charter Of Aspire For	Genio Maria De Hostos Youth Leadership Charter School	World School Of The Arts
1/10	1/10	10/10

Insights

IN MINT AT RIVERFRONT

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

% to %
CAP RATE
Yearly net income when rent

1.7%
NEGOTIABILITY
What you can negotiate

0
AVAILABLE

0
SOLD

Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Mint at Riverfront



\$649,000



UNIT 3401

RENTED | JUL 2021



\$2,900



UNIT 5208

RENTED | JUL 2021

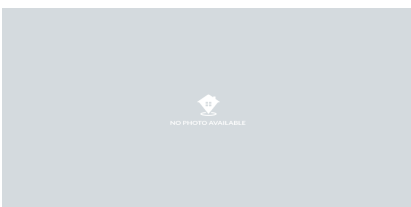


\$2,200



UNIT 2207

RENTED | JUL 2021

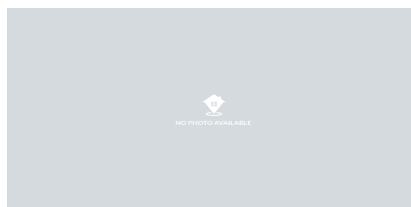


\$3,950



UNIT 2601

RENTED | JUN 2021

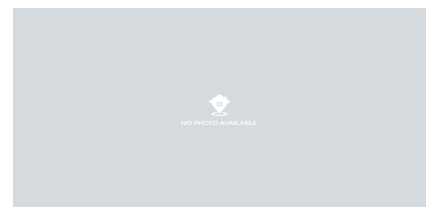


\$2,700



UNIT 2411

RENTED | JUL 2021



\$2,000



UNIT 2707

RENTED | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN MINT AT RIVERFRONT

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3401	\$649,000	3/3	\$420.3	1,544	Jun 2021	1417
2601	\$650,000	3/3	\$357.5	1,818	Sep 2013	97
2701	\$639,000	3/3	\$413.9	1,544	Jul 2013	170
1811	\$470,000	2/2	\$420.4	1,118	Jul 2013	116

Rented

LAST 20 PROPERTIES RENTED IN MINT AT RIVERFRONT

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
5208	\$2,900	2/3	\$2.3	1,254	Feb 2021	134
2207	\$2,200	1/2	\$2.8	789	Jan 2020	42
2601	\$3,950	3/3	\$2.6	1,544	Aug 2017	40
2411	\$2,700	2/2	\$2.0	1,327	Jul 2017	22
2707	\$2,000	1/2	\$2.5	789	Jun 2017	50
3001	\$3,600	3/3	\$2.3	1,554	May 2017	10
3503	\$2,850	2/3	\$2.3	1,235	Jan 2017	96
2210	\$2,690	2/3	\$1.9	1,384	Nov 2016	50
5004	\$2,575	2/2	\$2.3	1,121	Oct 2016	129
5208	\$3,100	2/2	N/A	N/A	Sep 2016	65
2903	\$3,000	2/3	\$2.0	1,471	Jul 2016	16
4112	\$2,850	2/2	\$2.4	1,172	May 2016	80
3411	\$2,699	2/2	\$2.4	1,118	Apr 2016	36
3208	\$2,000	1/2	\$2.6	775	Apr 2016	81
4312	\$2,700	2/2	N/A	N/A	Feb 2016	136
1204	\$2,600	2/2	\$2.0	1,320	Feb 2016	46
311	\$3,300	3/3	\$2.0	1,685	Jan 2016	59
3802	\$2,600	2/2	\$2.0	1,300	Jan 2016	38
4210	\$2,900	2/21	N/A	N/A	Sep 2015	45
3403	\$3,400	3/21	\$2.8	1,235	Jul 2015	52