



Azure

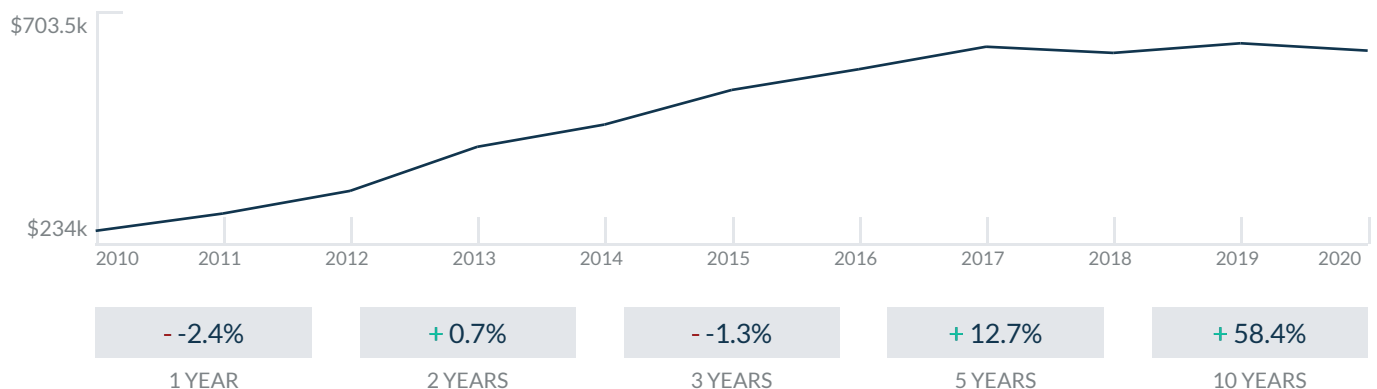
9401 Collins Ave
Surfside, FL 33154

Every month we compile this comprehensive market report focus on Azure in this convenient and easy to read format. Our data 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 azureapartmentsforsale.com.

Property Stats

POSTAL CODE 33154

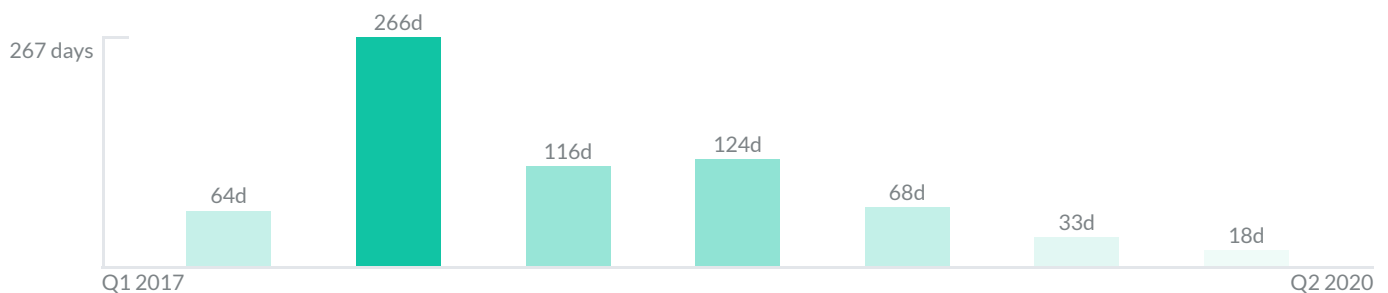
The property stats graph represents the median price evolution since ten years in your postal code area.



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
Aventura City Of Excellence School	Aspirra Raul Arnaldo Martinez Charter School	North Miami Senior High School
10/10	2/10	3/10

Insights

IN AZURE

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

2 BEDS

\$1,095,000
AVERAGE PRICE

1 FOR SALE
1 FOR RENT

3 BED

\$1,548,000
AVERAGE PRICE

4 FOR SALE
2 FOR RENT

1% to 2.6%

CAP RATE

Yearly net income when rent

2.2%

NEGOTIABILITY

What you can negotiate

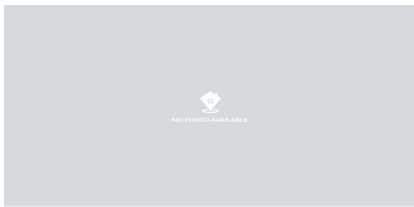


Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Azure



\$2,650,000



UNIT 706

SOLD | JUL 2020



\$7,500



UNIT 306

RENTED | JUL 2020



\$6,500



UNIT 303

RENTED | JUL 2020



\$4,250



UNIT 1001

RENTED | JUL 2020



\$11,000



UNIT 706

RENTED | JUL 2020



\$6,495



UNIT 402

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN AZURE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
706	\$2,650,000	3/4	\$1,068.5	2,480	May 2020	18
502	\$1,395,000	3/3	\$717.2	1,945	Nov 2018	33
601	\$799,000	1/2	\$641.3	1,246	Jun 2018	68
904	\$1,300,000	2/3	\$775.7	1,676	Mar 2018	124
904	\$1,300,000	2/3	\$775.7	1,676	Mar 2018	124
504	\$1,250,000	2/2	\$745.8	1,676	Oct 2017	116
504	\$1,250,000	2/3	\$745.8	1,676	Oct 2017	116
407	\$2,499,000	3/3	\$942.3	2,652	Sep 2017	266
407	\$2,499,000	3/4	\$942.3	2,652	Sep 2017	266
PH11...	\$1,475,000	2/2	\$913.9	1,614	Feb 2017	70
PH11...	\$1,475,000	2/3	\$913.9	1,614	Feb 2017	70
805	\$1,399,000	2/2	\$866.8	1,614	Feb 2017	57
805	\$1,399,000	2/3	\$866.8	1,614	Feb 2017	57
702	\$1,550,000	3/3	\$796.9	1,945	Nov 2016	288
702	\$1,550,000	3/3	\$796.9	1,945	Nov 2016	288
807	\$2,800,000	3/3	\$1,126.8	2,485	Aug 2016	72
807	\$2,800,000	3/4	\$1,126.8	2,485	Aug 2016	72
507	\$2,950,000	3/3	\$1,187.1	2,485	Jan 2016	38
507	\$2,950,000	3/31	\$1,187.1	2,485	Jan 2016	38
505	\$1,200,000	2/2	\$743.5	1,614	Jan 2015	64

Rented

LAST 20 PROPERTIES RENTED IN AZURE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
306	\$7,500	3/4	\$3.0	2,480	Dec 2019	286
303	\$6,500	3/3	\$3.4	1,910	Sep 2019	137
1001	\$4,250	1/2	\$3.4	1,246	Sep 2019	62
706	\$11,000	3/4	\$4.4	2,480	Aug 2019	16
402	\$6,495	3/3	\$3.3	1,945	Aug 2019	302
505	\$4,250	2/3	\$2.6	1,614	Aug 2019	99
504	\$5,000	2/2	\$3.0	1,676	Jan 2018	84
504	\$5,000	2/3	\$3.0	1,676	Jan 2018	84
202	\$5,000	3/3	\$2.6	1,945	Dec 2017	197
202	\$5,000	3/3	\$2.6	1,945	Dec 2017	197
505	\$4,000	2/2	\$2.5	1,614	Jun 2017	115
505	\$4,000	2/3	\$2.5	1,614	Jun 2017	115
205	\$3,500	2/2	\$2.2	1,614	May 2017	91
205	\$3,500	2/3	\$2.2	1,614	May 2017	91
202	\$5,000	3/3	\$2.6	1,945	Sep 2016	7
203	\$5,000	3/3	\$2.6	1,910	Aug 2016	39
203	\$5,000	3/3	\$2.6	1,910	Aug 2016	39
N/A	\$9,000	3/3	\$4.6	1,945	Apr 2016	141
402	\$9,000	3/3	\$4.6	1,945	Apr 2016	141
903	\$6,500	2/3	\$3.4	1,910	Dec 2015	10

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
203	\$895,000	3/3	\$468.6	1910	Jul 2020	ERICA SANDR...
207	\$2,300,000	3/4	\$925.6	2485	Jun 2020	
306	\$7,500/mth	3/4	\$3.0	2480	Aug 2020	IMALI NADO...
402	\$6,500/mth	3/3	\$3.3	1945	Aug 2020	N/A
805 +...	\$1,095,000	2/3	\$678.4	1614	Aug 2020	ALLEN LESTE...
805	\$6,000/mth	2/3	\$3.7	1614	Aug 2020	ALLEN LESTE...
1002	\$1,395,000	3/3	\$717.2	1945	Jul 2020	MANUEL SABI...
1003	\$1,600,000	3/3	\$837.7	1910	Aug 2020	N/A