

Market Report

December, 2023



Pinetree Waterway

4800 Pine Tree Dr
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Pinetree Waterway 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 pinetreewaterway.com.

Property Stats

POSTAL CODE 33140

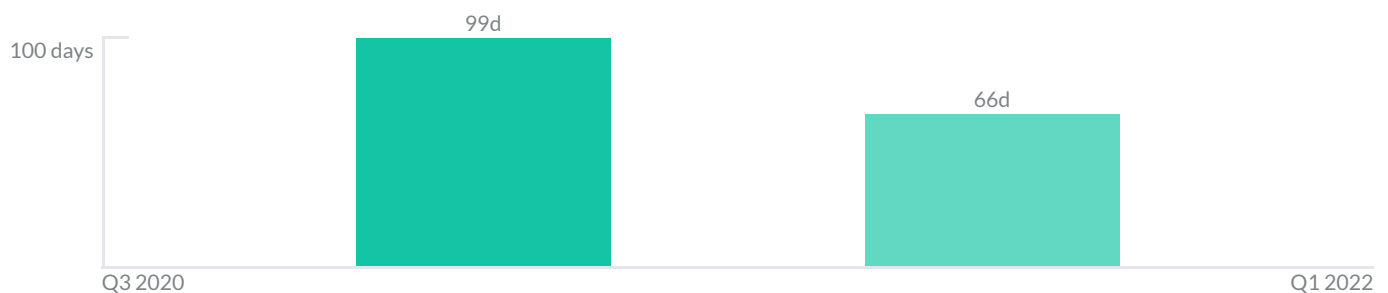
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

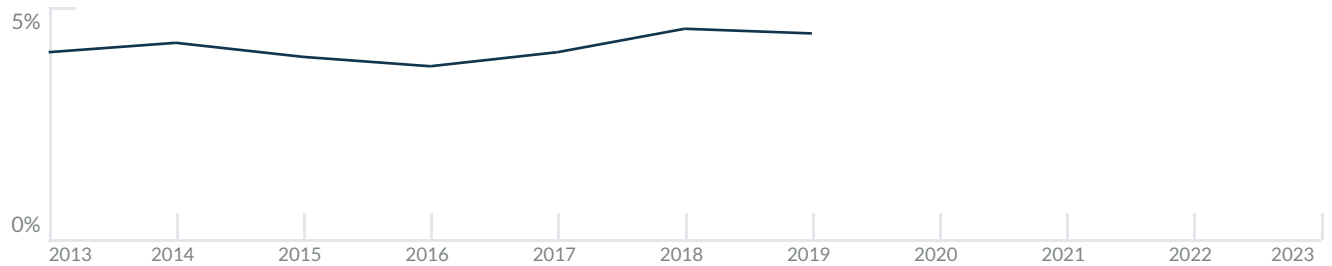


Mortgage Rates

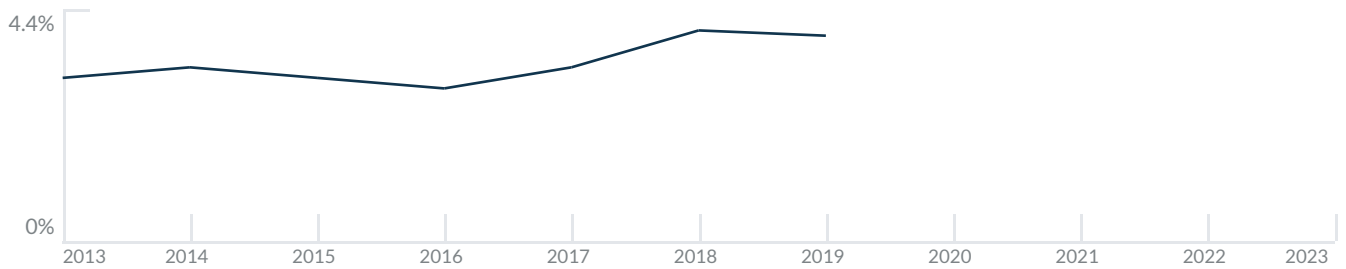
PER YEAR

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©

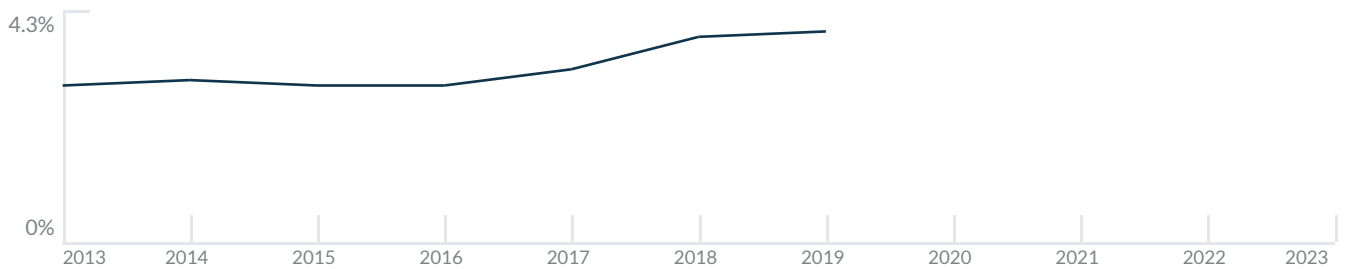
30 YEARS FIXED 4.4%



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 PINETREE WATERWAY













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 Pinetree Waterway

\$2,080	 1  1	\$425,000	 1  1	\$2,600	 2  2
UNIT 103	RENTED NOV 2022	UNIT 204	SOLD APR 2022	UNIT 102	RENTED JUN 2021
\$250,000	 1  1	\$11,750	 4  4	\$1,599	 1  1
UNIT 103	SOLD JUL 2021	UNIT	RENTED JUL 2021	UNIT 103	RENTED JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN PINETREE WATERWAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
204	\$425,000	1/1	\$559.2	760	Mar 2022	66
103	\$250,000	1/1	\$297.6	840	Sep 2020	99
203	\$232,000	1/1	\$276.2	840	Oct 2018	249
105	\$495,000	2/2	\$339.0	1,460	Feb 2018	29
104	\$224,995	1/1	\$296.0	760	Apr 2015	49
203	\$230,000	1/1	\$273.8	840	Mar 2015	82
203	\$230,000	1/1	\$273.8	840	Mar 2015	82
103	\$239,000	1/1	\$284.5	840	May 2014	119
104	\$399,000	2/2	\$427.2	934	May 2014	61
203	\$229,000	1/1	\$272.6	840	Apr 2013	84
104	\$179,900	1/1	\$236.7	760	Nov 2012	50
N/A	\$120,000	1/1	\$199.0	603	Oct 2011	13
105	\$320,000	2/2	\$219.2	1,460	Apr 2011	314
304	\$122,750	1/1	\$203.6	603	Mar 2011	19
202	\$210,000	1/1	\$348.3	603	Apr 2009	58

Rented

LAST 20 PROPERTIES RENTED IN PINETREE WATERWAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
103	\$2,080	1/1	\$2.5	840	Nov 2022	19
102	\$2,600	2/2	\$2.2	1,200	Jun 2021	16
N/A	\$11,750	4/4	\$4.1	2,858	Dec 2019	70
103	\$1,599	1/1	\$1.9	840	Sep 2019	76
N/A	\$19,500	6/7	\$5.2	3,746	Aug 2019	79
N/A	\$6,000	2/2	\$3.4	1,758	Aug 2019	118
N/A	\$7,900	3/3	\$4.1	1,922	Aug 2019	70
304	\$1,700	1/1	\$2.8	603	Jul 2019	52
102	\$2,200	2/2	\$1.8	1,200	Dec 2018	70
104	\$1,600	1/1	\$2.1	760	Nov 2017	39
104	\$1,600	1/1	\$2.1	760	Nov 2017	39
104	\$1,550	1/1	\$2.0	760	Jun 2015	15
104	\$1,550	1/1	\$2.0	760	Jun 2015	15
203	\$1,550	1/1	\$1.8	840	Sep 2014	43
N/A	\$4,800	3/3	\$2.3	2,096	Jan 2014	525
310	\$1,700	1/1	\$2.8	603	May 2013	21
203	\$1,550	1/1	\$1.8	840	Jan 2012	41
202	\$1,500	1/1	\$2.5	603	Dec 2010	44
N/A	\$2,500	3/2	N/A	N/A	Dec 2010	93
N/A	\$11,000	4/4	\$2.2	5,000	Oct 2010	120

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
101	\$598,000	2/2	\$478.4	1250	Jul 2023	PATRICIA BU...
101	\$575,000	2/2	\$460.0	1250	Sep 2023	PATRICIA BU...