

# Market Report

November, 2021



## Holiday Towers

6767 Indian Creek Dr  
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on Holiday 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 [holidaytowerscondosforsale.com](https://holidaytowerscondosforsale.com).

## Property Stats

POSTAL CODE 33141

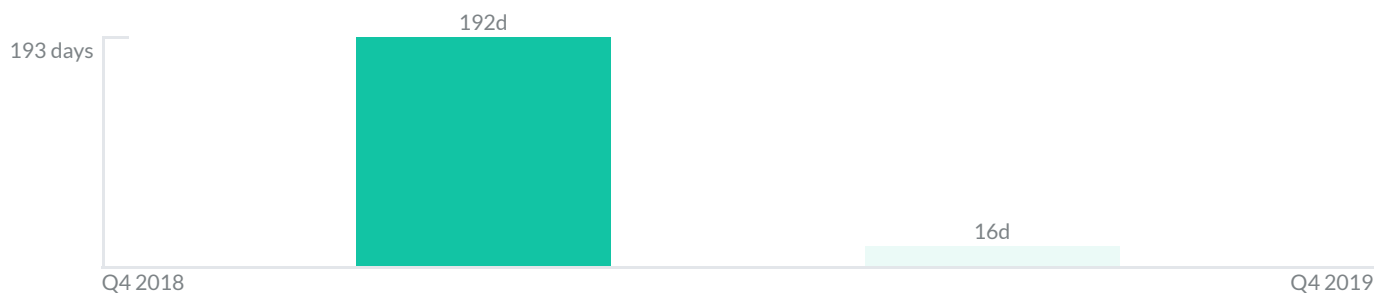
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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  
Miami Arts Charter School  
10/10

HIGH SCHOOL  
Design & Architecture Senior High School  
10/10

# Insights

IN HOLIDAY TOWERS

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

1 BED

N/A  
AVERAGE PRICE

0 FOR SALE  
1 FOR RENT

2 BEDS

\$225,000  
AVERAGE PRICE

1 FOR SALE  
0 FOR RENT

6.9% to 6.9%

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 Holiday Towers



\$1,300



UNIT 2B

RENTED | JUN 2021



\$1,950



UNIT 11

RENTED | APR 2021



\$1,599



UNIT 1A

RENTED | APR 2021



\$1,900



UNIT 11

RENTED | JUN 2021



\$150,000



UNIT 403

SOLD | JUN 2021



\$1,850



UNIT 2A

RENTED | JUN 2021

## Sold

LAST 20 PROPERTIES SOLD IN HOLIDAY TOWERS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
403	\$150,000	2/2	\$156.6	958	Oct 2019	16
3C	\$195,000	1/1	\$279.8	697	Dec 2018	192
11	\$124,900	1/2	\$178.4	700	Aug 2015	329
11	\$124,900	1/2	\$178.4	700	Aug 2015	329
N/A	\$229,888	2/2	\$235.8	975	Oct 2014	123
3B	\$45,000	0/1	\$86.7	519	May 2014	0
3B	\$45,000	0/1	\$86.7	519	May 2014	N/A
2C	\$85,000	1/1	\$122.0	697	Apr 2014	336
2C	\$85,000	1/1	\$122.0	697	Apr 2014	336
10	\$250,000	3/3	\$148.2	1,687	Feb 2014	72
10	\$250,000	3/31	\$148.2	1,687	Feb 2014	72
1B	\$72,000	1/1	\$138.7	519	Sep 2012	105
10	\$162,000	3/3	\$96.0	1,687	Jan 2012	159
401	\$119,900	2/2	\$134.1	894	Oct 2011	35
2A	\$51,500	2/2	\$70.7	728	Jun 2010	14
PH	\$670,000	3/3	\$285.1	2,350	Nov 2006	119

## Rented

LAST 20 PROPERTIES RENTED IN HOLIDAY TOWERS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2B	\$1,300	0/1	\$2.5	519	Jun 2021	158
11	\$1,950	2/2	\$2.4	800	Apr 2021	106
1A	\$1,599	2/2	\$2.2	728	Mar 2021	226
11	\$1,900	2/2	\$2.4	800	Dec 2019	82
2A	\$1,850	2/2	\$2.5	728	Aug 2019	29
9	\$1,350	1/1	N/A	N/A	May 2019	54
11	\$1,900	2/2	\$2.6	740	May 2019	28
1A	\$1,600	2/2	\$2.2	728	Apr 2019	186
10	\$2,600	3/3	\$1.5	1,687	Feb 2017	47
10	\$2,600	3/4	\$1.5	1,687	Feb 2017	47
N/A	\$1,300	0/1	N/A	N/A	Oct 2016	67
3B	\$1,150	0/1	\$2.2	519	Oct 2014	8
3 C	\$1,750	1/1	\$2.5	697	Sep 2014	52
1B	\$1,200	1/1	\$1.8	650	Mar 2014	33
1B	\$1,200	1/1	\$1.8	650	Mar 2014	33
11	\$999	1/2	\$1.4	700	Feb 2013	109
7	\$1,050	1/1	N/A	N/A	Dec 2012	51
11	\$825	1/2	\$1.2	700	Nov 2011	20
11	\$825	1/2	\$1.2	700	Apr 2011	45
3-B	\$750	0/1	\$1.1	675	Aug 2010	71

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2C	\$2,300/mth	1/1	\$3.3	697	Sep 2021	LIVIO BELLO...
11	\$225,000	2/2	N/A	N/A	Sep 2021	TYLER FIELD