

Market Report

July, 2021



Kallisto

120 Ocean Drive
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Kallisto 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 kallistocondosforsale.com.

Property Stats

POSTAL CODE 33139

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
School For Advanced Studies-Wolfeboro	Aspira Eugenio Maria De Hostos Youth Leadership Charter School	MS Academy
10/10	1/10	10/10

Insights

IN KALLISTO

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

2 BEDS

\$4,700,000
AVERAGE PRICE

2 FOR SALE
1 FOR RENT

3 BED

\$7,990,000
AVERAGE PRICE

1 FOR SALE
0 FOR RENT

2.1% to 2.6%

CAP RATE

Yearly net income when rent

4.3%

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 Kallisto




\$7,450,000  4  3



UNIT 1100 **SOLD** | MAY 2021




\$20,000  3  2



UNIT 700 **RENTED** | NOV 2020



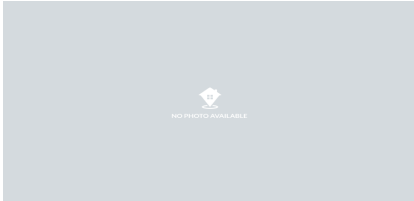
\$33,000  4  3



UNIT 900 **RENTED** | FEB 2021




\$18,000  3  2



UNIT 600 **RENTED** | MAR 2021



\$7,900,000  4  3

UNIT 1500 **SOLD** | JUN 2021



\$16,000  3  2

UNIT 600 **RENTED** | FEB 2021

Sold

LAST 20 PROPERTIES SOLD IN KALLISTO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1100	\$7,450,000	3/4	\$2,198.3	3,389	Apr 2021	2
1500	\$7,900,000	3/4	\$2,331.1	3,389	Oct 2019	N/A
600	\$4,950,000	2/2	\$2,554.2	1,938	Dec 2016	72
600	\$4,950,000	2/3	\$2,554.2	1,938	Dec 2016	72
600	\$4,900,000	2/2	\$2,528.4	1,938	Mar 2016	162
600	\$4,900,000	2/21	\$2,528.4	1,938	Mar 2016	162

Rented

LAST 20 PROPERTIES RENTED IN KALLISTO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
700	\$20,000	2/3	\$10.3	1,938	Nov 2020	3
900	\$33,000	3/4	\$9.7	3,389	Sep 2020	33
600	\$18,000	2/3	\$9.3	1,938	Jan 2020	133
600	\$16,000	2/3	\$8.3	1,938	Jul 2018	32
700	\$18,000	2/2	\$9.3	1,938	Jan 2017	238
700	\$18,000	2/3	\$9.3	1,938	Jan 2017	238
1400	\$28,000	2/2	\$8.3	3,389	Nov 2016	27
1400	\$28,000	2/3	\$8.3	3,389	Nov 2016	27

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
600	\$4,750,000	2/3	\$2,451.0	1938	Mar 2021	N/A
700	\$4,650,000	2/3	\$2,399.4	1938	Jun 2021	BRAGI HENNI...
700	\$22,000/mth	2/3	\$11.4	1938	Jun 2021	BRAGI HENNI...
1000	\$7,990,000	3/4	\$2,357.6	3389	Jun 2021	JOHN DANIEL...