

Market Report

December, 2023



James Central Towers

245 18th St
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on James Central Towers 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 jamestowerscondosforsale.com

Property Stats

POSTAL CODE 33139

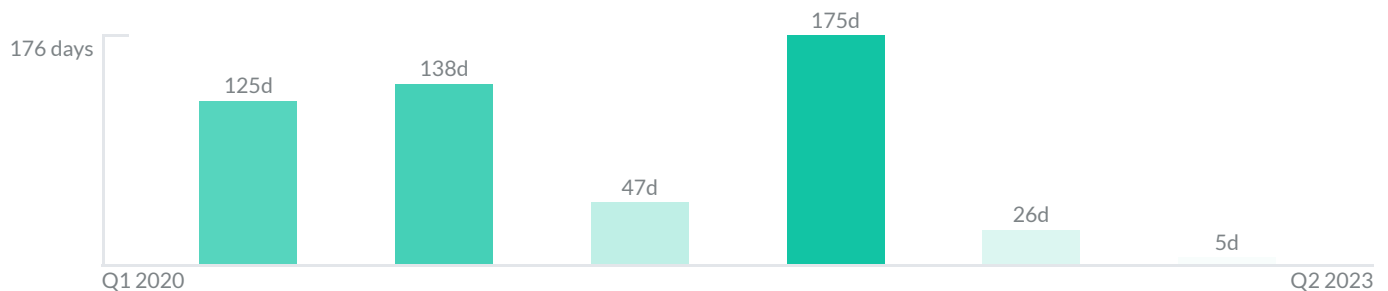
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

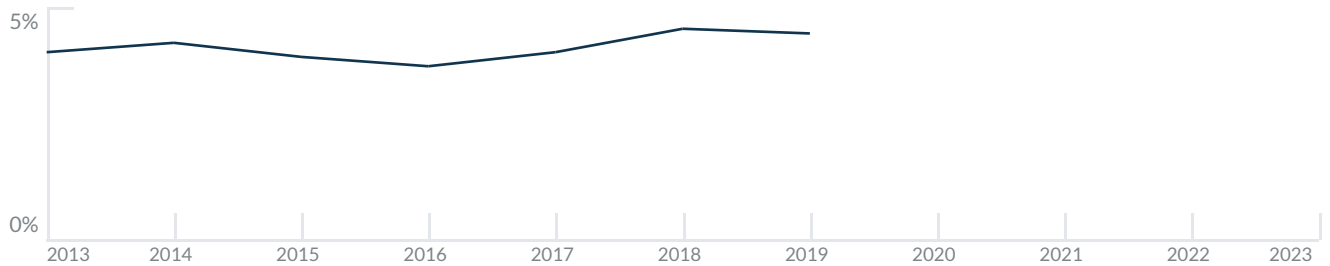


Mortgage Rates

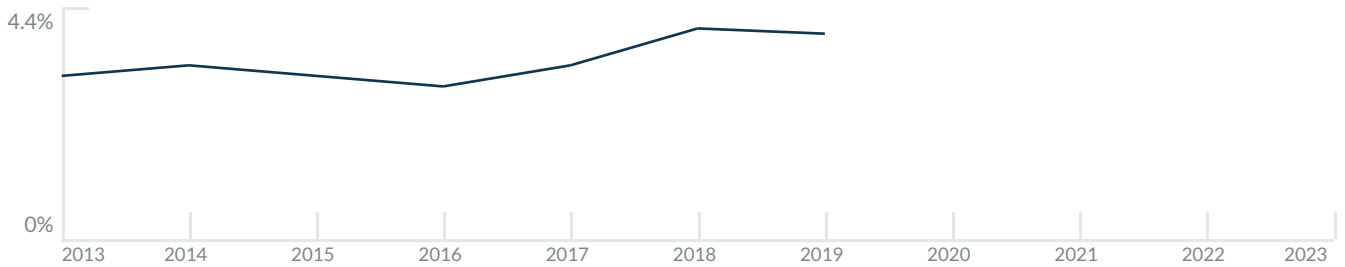
PER YEAR

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©

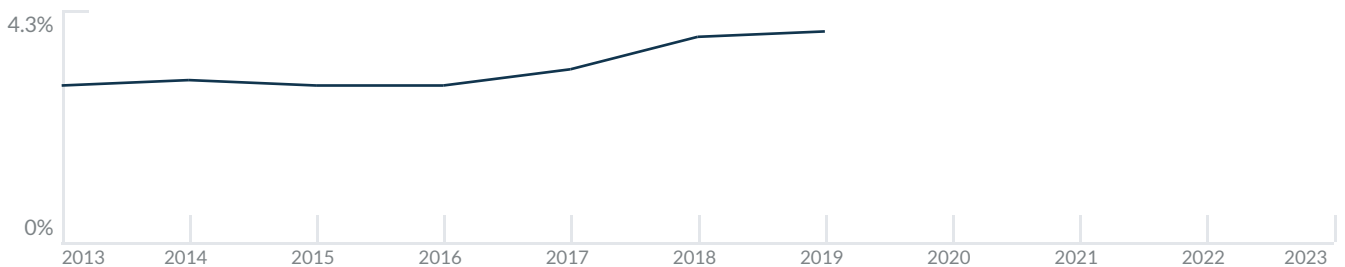
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

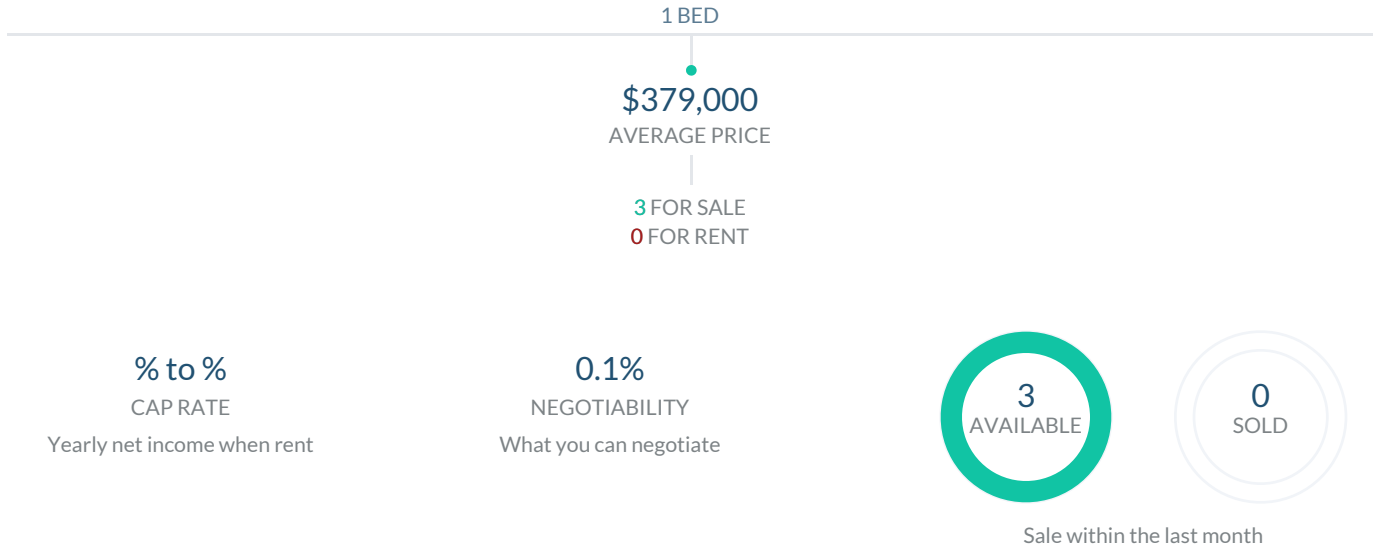
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies in Math	De Hostos Youth Leadership Charter School	Art and Culture Senior High School
10/10	1/10	10/10

Insights

IN JAMES CENTRAL TOWERS













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 James Central Towers

\$2,750	 2  2	UNIT 1101	RENTED NOV 2023	\$2,500	 1  1	UNIT 901	RENTED OCT 2023	\$2,700	 2  2	UNIT 505	RENTED OCT 2023
\$307,999	 1  1	UNIT 1003	SOLD APR 2023	\$2,200	 1  1	UNIT 503	RENTED MAR 2023	\$287,500	 1  1	UNIT 602	SOLD NOV 2022

Sold

LAST 20 PROPERTIES SOLD IN JAMES CENTRAL TOWERS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1003	\$307,999	1/1	\$470.2	655	Apr 2023	5
602	\$287,500	1/1	\$340.2	845	Jun 2022	26
903	\$234,900	1/1	\$358.6	655	Jan 2021	175
901	\$179,900	1/1	\$212.9	845	Nov 2020	47
603	\$230,000	1/1	\$351.1	655	Sep 2020	149
301	\$227,000	1/1	\$268.6	845	Aug 2020	126
903	\$234,900	1/1	\$358.6	655	Mar 2020	125
701	\$250,000	1/1	\$295.9	845	Aug 2019	21
503	\$260,000	1/1	\$396.9	655	Jun 2019	53
18B	\$495,000	1/2	\$539.8	917	Apr 2019	141
1105	\$399,000	2/2	\$472.2	845	Feb 2019	52
601	\$245,000	1/1	\$289.9	845	Dec 2017	24
904	\$299,000	1/1	\$353.8	845	Mar 2017	149
904	\$299,000	1/1	\$353.8	845	Mar 2017	149
11B	\$375,000	1/1	\$408.9	917	Sep 2016	139
302	\$274,900	1/1	\$289.4	950	Jan 2016	209
503	\$249,000	1/1	\$380.2	655	Dec 2015	99
605	\$235,000	1/1	\$278.1	845	Sep 2013	168
1103	\$199,000	1/1	\$303.8	655	Jun 2013	4
403	\$199,900	1/1	\$305.2	655	May 2013	155

Rented

LAST 20 PROPERTIES RENTED IN JAMES CENTRAL TOWERS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1101	\$2,750	2/2	\$3.3	845	Nov 2023	3
901	\$2,500	1/1	\$3.0	845	Oct 2023	54
505	\$2,700	2/2	\$3.2	845	Sep 2023	84
503	\$2,200	1/1	\$3.4	655	Mar 2023	4
505	\$2,200	2/1	\$2.6	845	Aug 2021	19
704	\$1,595	1/1	\$1.9	845	Mar 2021	95
804	\$2,000	2/2	\$2.4	845	Dec 2020	284
503	\$1,500	1/1	\$2.3	655	Dec 2020	31
403	\$1,500	1/1	\$2.3	655	Oct 2020	158
302	\$1,700	1/1	\$2.0	845	Mar 2020	7
11A	\$1,800	1/2	\$2.0	912	Jan 2020	78
15C	\$1,850	1/2	\$2.1	876	Sep 2019	16
9A	\$2,400	2/2	\$2.6	912	Sep 2019	118
10E	\$2,000	1/2	\$2.2	900	Sep 2019	65
14D	\$2,000	1/2	\$2.2	912	Sep 2019	11
503	\$1,600	1/1	\$2.4	655	Aug 2019	68
10F	\$3,000	2/2	\$2.6	1,168	May 2019	14
902	\$1,850	1/1	\$2.2	845	Mar 2019	35
302	\$1,600	1/0	\$1.9	845	Jan 2019	21
504	\$1,625	1/1	\$1.9	845	Nov 2018	98

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
502	\$349,750	1/1	\$413.9	845	Nov 2023	BRENDA N ST...
504	\$399,000	1/1	\$472.2	845	Nov 2023	DEDA D GOJC...
1004	\$387,500	1/1	\$458.6	845	Nov 2022	LEONID ZOLO...