

# Market Report

March, 2024



## Coco Ibiza Villas

3356 Bird Ave  
Miami, FL 33133

Every month we compile this comprehensive market report focus on Coco Ibiza Villas 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 [cocoibizavillas.com](https://cocoibizavillas.com).

## Property Stats

POSTAL CODE 33133

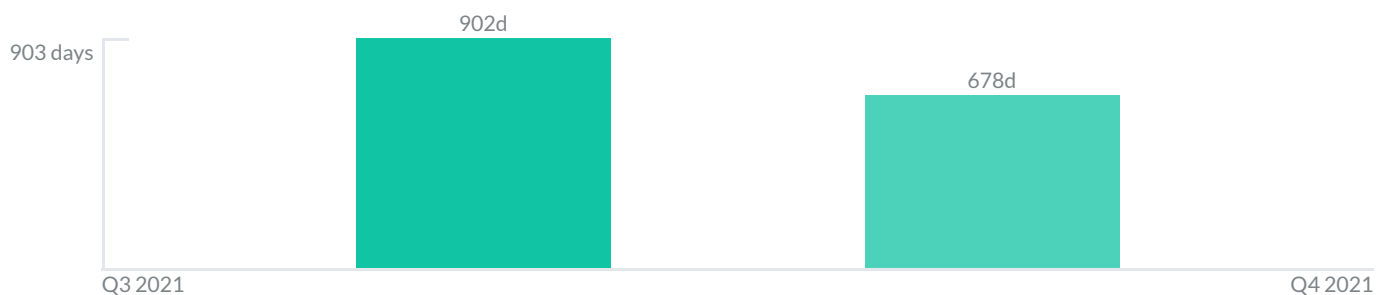
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

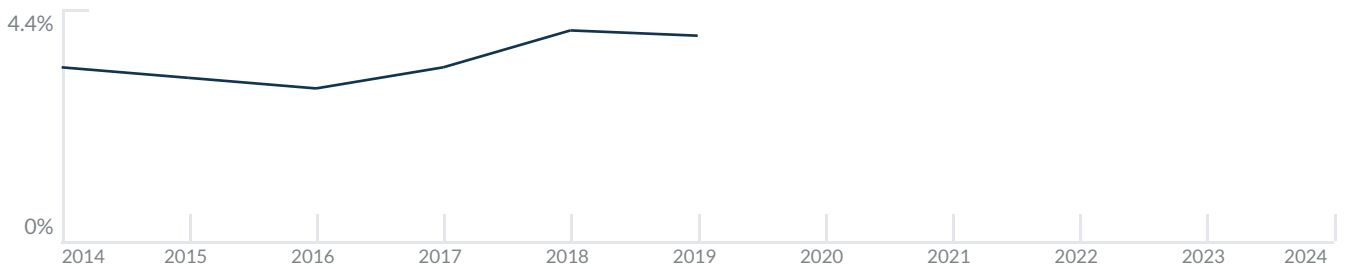
PER YEAR

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©

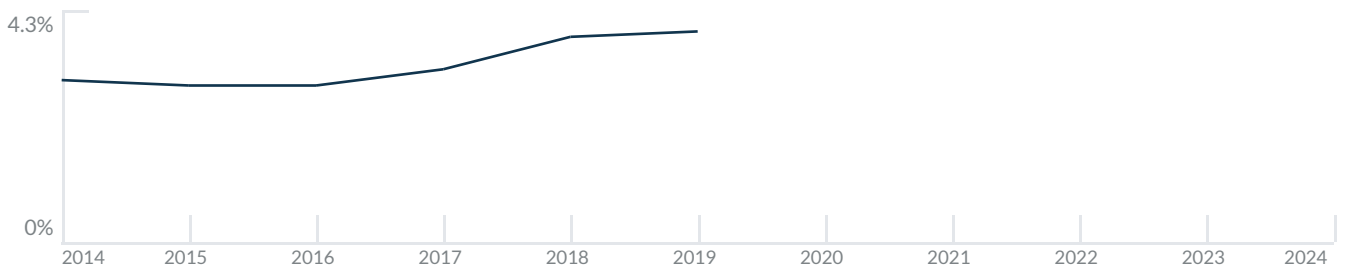
30 YEARS FIXED 4.4%



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 Grove Academy

10/10

MIDDLE SCHOOL

George Washington Carver Middle School

10/10

HIGH SCHOOL

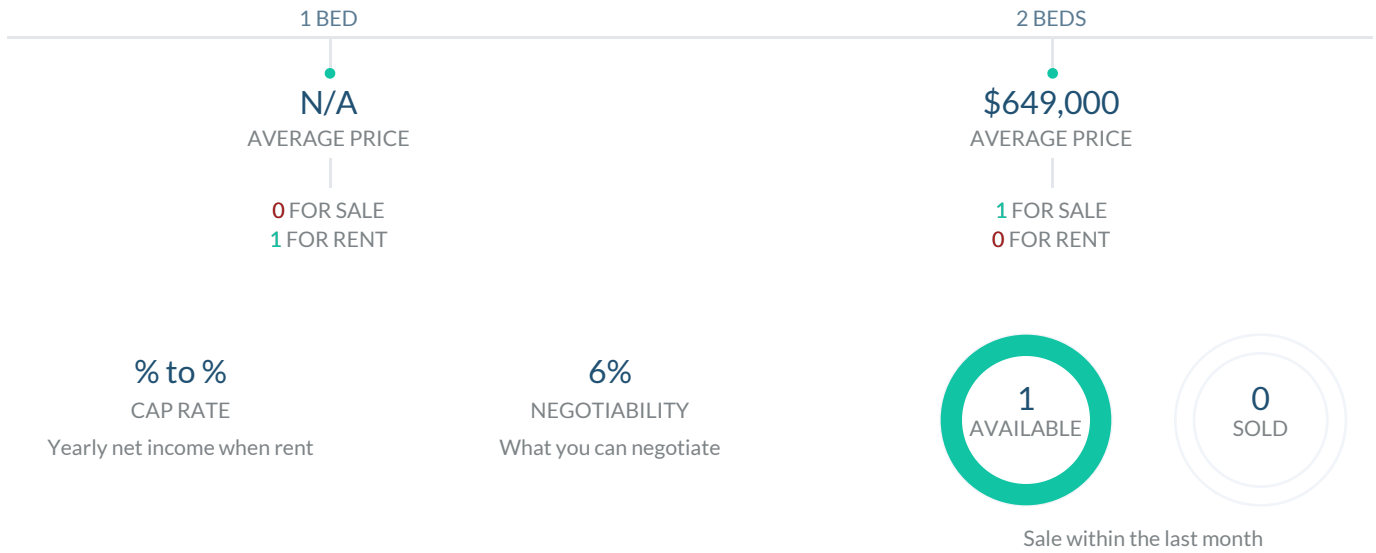
Academy Of Arts & Minds

4/10

# Insights

IN COCO IBIZA VILLAS

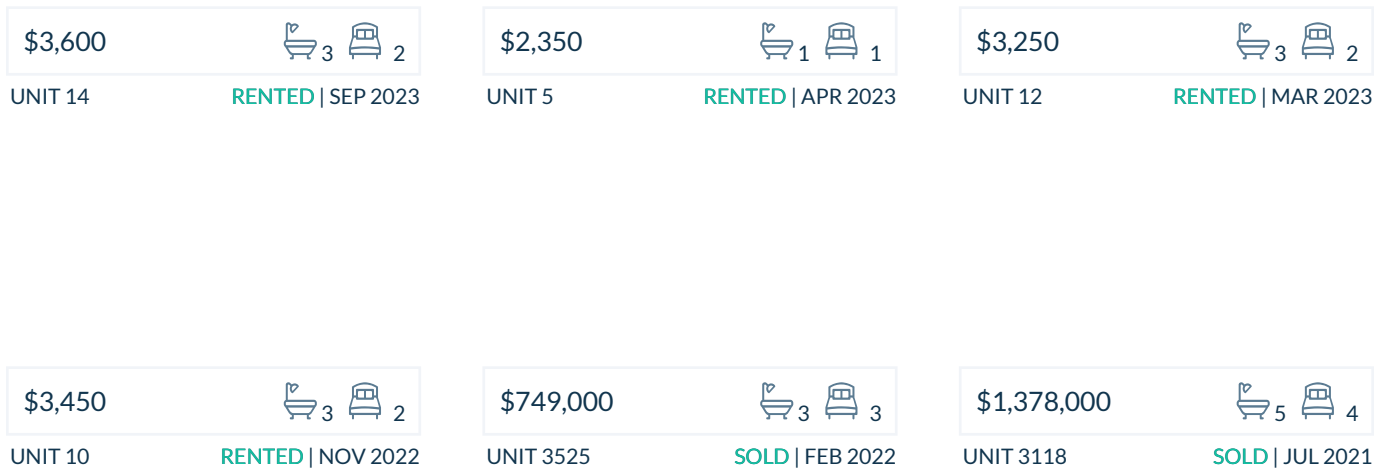
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Coco Ibiza Villas



## Sold

LAST 20 PROPERTIES SOLD IN COCO IBIZA VILLAS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3525	\$749,000	3/3	\$594.4	1,260	Dec 2021	678
3118	\$1,378,000	4/5	\$499.8	2,757	Jul 2021	902
3120	\$1,378,000	4/5	\$499.8	2,757	Jul 2021	902
2	\$929,000	4/4	\$354.6	2,620	Oct 2019	250
3123	\$1,249,000	4/5	N/A	N/A	Sep 2019	76
3070	\$899,000	3/4	\$383.4	2,345	Aug 2019	258
N/A	\$648,000	3/3	\$286.0	2,266	Aug 2019	119
3111	\$648,000	3/3	\$292.0	2,219	Jul 2019	14
3149	\$674,000	3/3	\$280.1	2,406	Jun 2019	109
3072	\$899,000	3/4	\$383.4	2,345	May 2019	161
3055	\$1,099,000	4/5	\$346.6	3,171	May 2019	178
B	\$799,000	3/3	\$321.1	2,488	May 2019	45
3053	\$1,099,000	4/5	\$346.6	3,171	Apr 2019	95
108	\$380,000	2/3	\$322.0	1,180	Apr 2019	20
3117	\$650,000	3/3	\$283.7	2,291	Dec 2018	10
11	\$342,000	2/3	\$325.7	1,050	Jul 2018	85
14	\$360,000	2/2	\$342.9	1,050	Jun 2016	194
14	\$360,000	2/21	\$342.9	1,050	Jun 2016	194
3125	\$599,000	3/2	\$303.8	1,972	May 2016	93
3103	\$490,000	3/2	\$305.5	1,604	Oct 2015	112

## Rented

LAST 20 PROPERTIES RENTED IN COCO IBIZA VILLAS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
14	\$3,600	2/3	\$3.4	1,050	Aug 2023	7
5	\$2,350	1/1	\$4.4	530	Apr 2023	85
12	\$3,250	2/3	\$3.1	1,050	Mar 2023	21
10	\$3,450	2/3	\$3.3	1,050	May 2022	8
16	\$2,650	2/3	\$2.5	1,050	May 2021	9
14	\$2,800	2/3	\$2.7	1,050	Jan 2021	41
12	\$2,200	2/3	\$2.1	1,050	Dec 2020	131
16	\$2,400	2/3	\$2.3	1,050	Nov 2020	53
2786	\$2,200	3/2	\$2.4	900	Feb 2020	176
4	\$1,200	1/1	\$2.9	419	Feb 2020	139
front	\$1,900	2/1	\$3.2	600	Jan 2020	83
3139	\$3,600	3/3	\$1.8	1,972	Dec 2019	63
N/A	\$3,300	3/3	\$1.6	2,023	Dec 2019	116
3131	\$3,700	3/3	\$1.9	1,972	Nov 2019	53
REAR	\$1,350	1/1	N/A	N/A	Nov 2019	61
N/A	\$2,300	3/2	\$1.6	1,464	Oct 2019	72
A	\$2,200	2/1	\$1.2	1,874	Oct 2019	40
2788	\$2,000	2/1	\$1.7	1,200	Oct 2019	28
A	\$1,550	2/1	\$2.4	650	Oct 2019	30
N/A	\$1,850	2/1	\$1.9	950	Oct 2019	63

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4	\$1,995/mth	1/1	\$3.8	530	Feb 2024	ASHLEY HOLC...
13	\$649,000	2/3	\$618.1	1050	Feb 2024	