



## Winds of Nobe

8300 Crespi Bl  
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on Winds of Nobe 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 [windsofnobe.com](http://windsofnobe.com).

## Property Stats

POSTAL CODE 33141

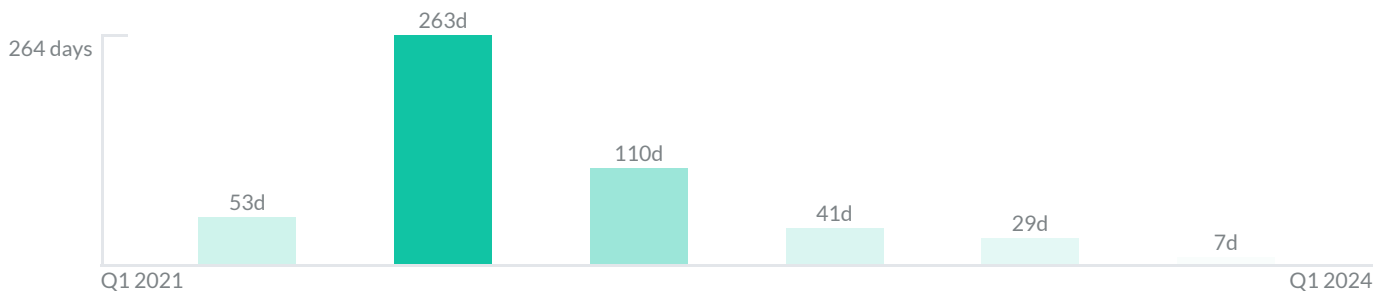
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

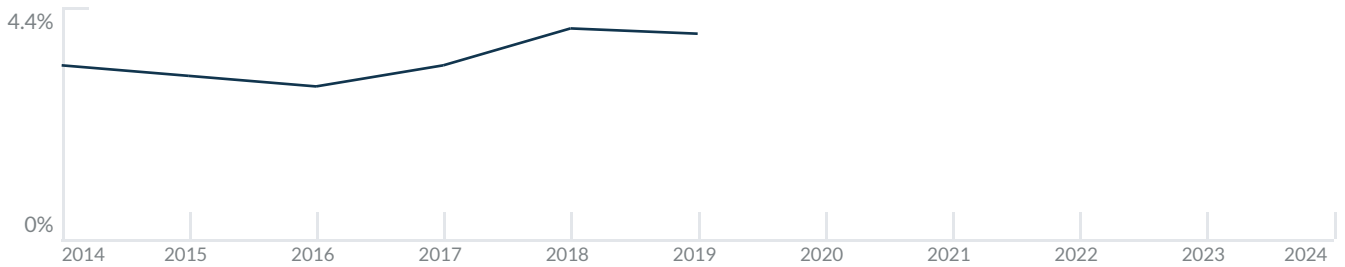
PER YEAR

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©

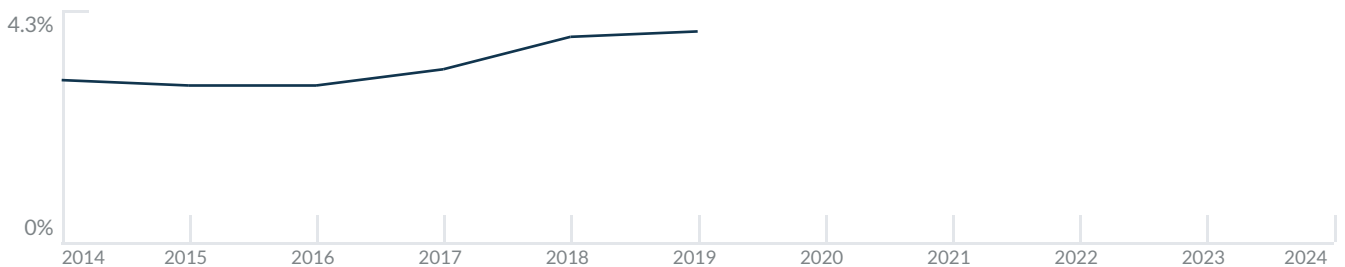
30 YEARS FIXED 4.4%



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	MIDDLE SCHOOL	HIGH SCHOOL
Mater Academy Miami Beach	Aspira Raul Arnaldo Martinez Charter School	North Miami Senior High School
8/10	2/10	3/10

# Insights

IN WINDS OF NOBE

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 Winds of Nobe

\$1,800 UNIT 49 RENTED   APR 2024 1 Bath 1 Bed	\$1,770 UNIT 16 RENTED   MAR 2024 1 Bath 1 Bed	\$1,775 UNIT 28 RENTED   APR 2024 1 Bath 1 Bed
\$199,900 UNIT 2 SOLD   MAR 2024 1 Bath 1 Bed	\$1,750 UNIT 57 RENTED   SEP 2023 1 Bath 1 Bed	\$1,750 UNIT 15 RENTED   JUL 2023 1 Bath 1 Bed

## Sold

LAST 20 PROPERTIES SOLD IN WINDS OF NOBE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2	\$199,900	1/1	\$337.7	592	Mar 2024	7
28	\$170,000	1/1	\$294.6	577	May 2023	52
49	\$195,000	1/1	\$338.0	577	May 2023	5
15	\$220,000	1/1	\$380.6	578	Dec 2022	41
55	\$155,000	1/1	\$268.2	578	Dec 2021	110
56	\$143,000	1/1	\$247.8	577	Aug 2021	484
15	\$149,500	1/1	\$258.7	578	Jul 2021	41
55	\$135,000	1/1	\$233.6	578	Feb 2021	53
N/A	\$359,000	2/2	\$332.4	1,080	May 2020	227
35	\$137,000	1/1	\$237.0	578	Mar 2020	154
1	\$1,650	2/2	\$0.5	3,315	Nov 2019	44
726	\$1,150	1/1	N/A	N/A	Sep 2019	16
206	\$269,000	2/3	\$269.5	998	Aug 2019	171
734	\$1,150	1/1	N/A	N/A	Aug 2019	52
54	\$135,000	2/1	\$228.0	592	Jul 2019	15
N/A	\$399,000	3/2	\$369.4	1,080	Jun 2019	344
726	\$1,150	1/1	\$0.3	3,412	Apr 2019	29
10	\$172,500	2/2	\$189.1	912	Apr 2019	425
54	\$145,000	2/1	\$244.9	592	Mar 2019	21
14	\$1,300	1/1	\$2.2	592	Jan 2016	18

## Rented

LAST 20 PROPERTIES RENTED IN WINDS OF NOBE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
49	\$1,800	1/1	\$3.1	577	Apr 2024	14
16	\$1,770	1/1	\$3.1	577	Mar 2024	46
28	\$1,775	1/1	\$3.1	577	Mar 2024	87
57	\$1,750	1/1	\$3.0	577	Sep 2023	92
15	\$1,750	1/1	\$3.0	578	Jul 2023	34
57	\$1,700	1/1	\$2.9	577	Sep 2022	3
26	\$1,700	1/1	\$2.9	578	Jul 2022	4
27	\$1,600	1/1	\$2.7	592	Dec 2021	36
15	\$1,500	1/1	\$2.6	578	Sep 2021	26
55	\$1,300	1/1	\$2.2	578	May 2021	89
N/A	\$26,900	5/5	\$6.0	4,486	Feb 2021	464
52	\$1,100	1/1	\$1.9	577	Jul 2020	28
56	\$1,150	1/1	\$2.0	577	Jun 2020	97
8	\$1,800	2/2	\$2.0	897	May 2020	216
4	\$1,250	1/1	\$2.3	550	May 2020	213
3	\$1,650	2/1	\$1.9	870	Mar 2020	173
50	\$1,200	1/1	\$2.0	592	Mar 2020	36
35	\$1,150	1/1	\$2.0	578	Feb 2020	204
12	\$1,370	1/1	\$2.4	577	Jan 2020	124
2	\$2,000	3/1	\$1.8	1,100	Jan 2020	160

## Currently Listed

---

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
15	\$1,700/mth	1/1	\$2.9	578	Jul 2024	N/A