



## Gansevoort

2399 Collins Av  
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Gansevoort 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 [gansevoortcondosforsale.com](http://gansevoortcondosforsale.com).

## Property Stats

POSTAL CODE 33139

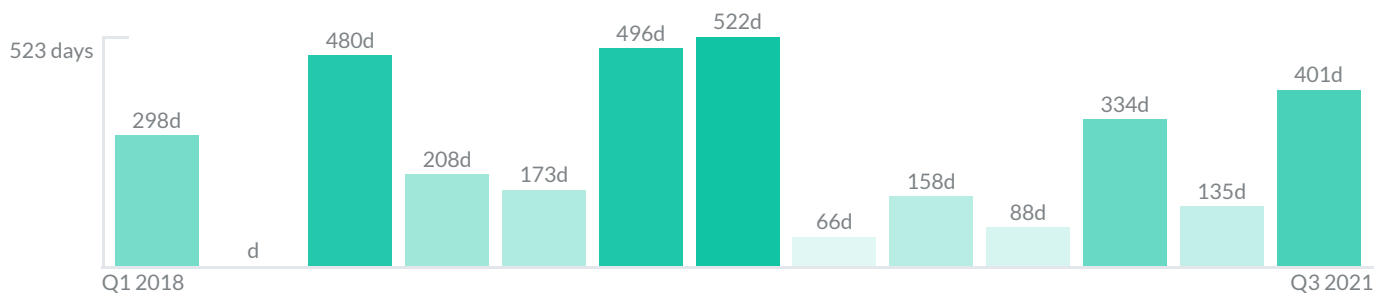
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

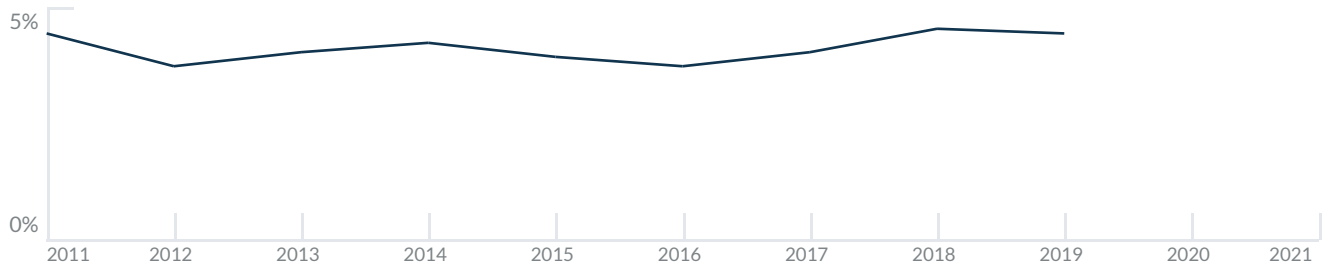


# Mortgage Rates

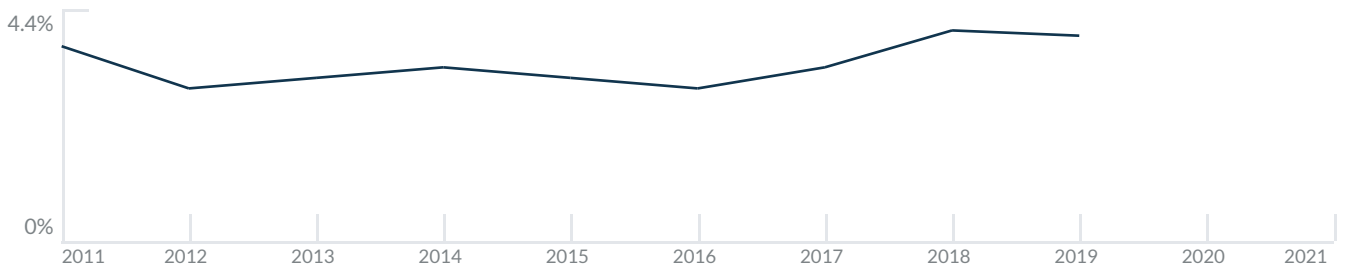
PER YEAR

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©

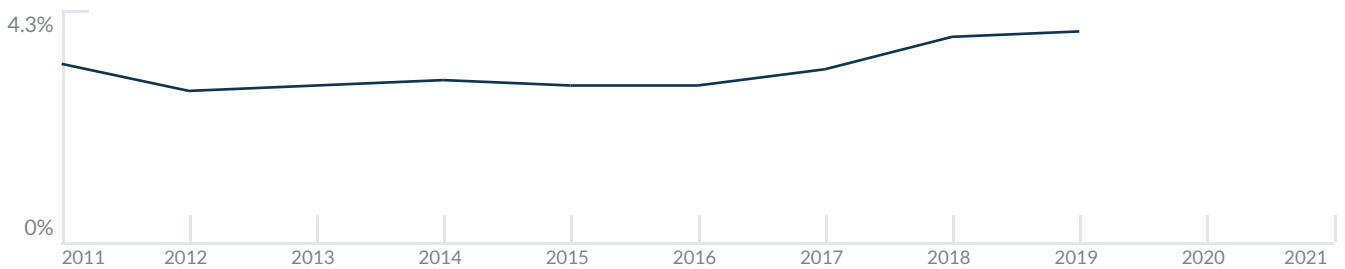
30 YEARS FIXED 4.4%



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 GANSEVOORT

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

2 BEDS  
 N/A  
 AVERAGE PRICE  
 0 FOR SALE  
 1 FOR RENT

3 BED  
 N/A  
 AVERAGE PRICE  
 0 FOR SALE  
 1 FOR RENT

% to %  
 CAP RATE  
 Yearly net income when rent

3.6%  
 NEGOTIABILITY  
 What you can negotiate

0  
 AVAILABLE

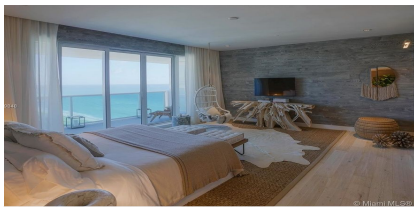
0  
 SOLD

Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Gansevoort

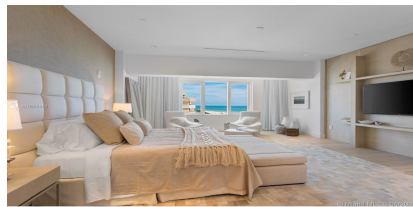


\$6,675,000



UNIT PH-1707

SOLD | AUG 2021



\$4,495,000



UNIT PH-1607

SOLD | JUL 2021

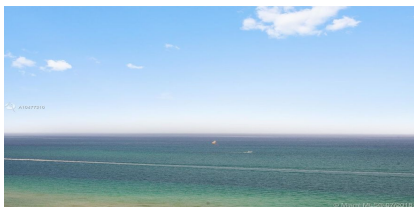


\$2,825,000



UNIT 1222

SOLD | JUL 2021



\$4,999,900



UNIT PH-1603

SOLD | JUL 2021



\$3,790,000



UNIT PH-1613

SOLD | JUL 2021



\$1,500,000



UNIT 1009

SOLD | JUL 2021

## Sold

LAST 20 PROPERTIES SOLD IN GANSEVOORT

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
PH-1...	\$6,675,000	3/4	\$2,639.4	2,529	Jul 2021	112
PH-1...	\$4,495,000	2/3	\$2,097.5	2,143	Jul 2021	353
1222	\$2,825,000	2/3	\$1,920.5	1,471	Jul 2021	32
PH-1...	\$4,999,900	3/4	\$2,272.7	2,200	Jul 2021	1105
PH-1...	\$3,790,000	2/2	\$2,415.6	1,569	Jun 2021	330
1009	\$1,500,000	1/1	\$1,910.8	785	Jun 2021	32
912	\$1,580,000	1/1	\$1,824.5	866	Jun 2021	359
1115	\$2,600,000	2/3	\$1,658.2	1,568	May 2021	52
1012	\$1,385,000	1/2	\$1,599.3	866	May 2021	90
1440	\$5,195,000	3/3	\$2,483.3	2,092	Apr 2021	98
1231	\$1,300,000	1/2	\$1,455.8	893	Apr 2021	7
1045	\$1,958,000	2/2	\$1,743.5	1,123	Apr 2021	264
1020	\$3,999,999	2/2	\$2,700.9	1,481	Apr 2021	119
1127	\$1,250,000	1/1	\$1,331.2	939	Apr 2021	1
1408	\$1,350,000	1/1	\$1,558.9	866	Mar 2021	830
PH-1...	\$3,800,000	2/3	\$2,181.4	1,742	Mar 2021	213
1220	\$3,688,000	2/2	\$2,660.9	1,386	Mar 2021	172
931	\$1,140,000	1/2	\$1,276.6	893	Feb 2021	395
1410	\$1,490,000	1/2	\$1,668.5	893	Feb 2021	330
1127	\$1,128,000	1/1	\$1,302.5	866	Jan 2021	65

## Rented

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LAST 20 PROPERTIES RENTED IN GANSEVOORT

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
PH-1...	\$50,000	5/4	\$19.5	2,561	May 2021	N/A
PH-1...	\$45,000	5/5	\$16.1	2,792	Dec 2020	63
1004	\$19,500	3/3	\$10.7	1,827	Nov 2020	48
931	\$7,000	1/2	\$7.8	893	Nov 2020	53
914	\$9,500	1/2	\$10.6	893	Oct 2020	151
906	\$9,500	1/2	\$10.6	893	Oct 2020	76
1220	\$15,000	2/2	\$10.8	1,386	Oct 2020	21
1004	\$19,500	3/3	\$10.7	1,827	Jun 2020	30
922	\$17,000	2/3	\$10.6	1,605	Mar 2017	269
1407	\$18,000	3/3	\$9.0	1,998	Dec 2016	98
1407	\$19,000	3/3	\$9.5	1,998	Oct 2015	75
1407	\$19,000	3/3	\$9.5	1,998	Oct 2015	75
906	\$2,200	1/1	\$2.3	948	Jan 2010	71
916	\$2,500	1/1	\$2.3	1,096	Jan 2010	51

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1445	\$20,000/mth	2/2	\$18.1	1104	Aug 2021	N/A
1544	\$35,000/mth	3/3	\$20.7	1687	Aug 2021	ANTONIO D L...