Market Report
June, 2023

Centro

151 SE 1st St
Miami, FL 33131

Every month we compile this comprehensive market report focus on Centro 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 centrocondosforsale.com.

Property Stats

POSTAL CODE 33131

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

+ 11.3%	+ 32.4%	+ 44.4%	+ 46.2%	+ 39.1%
1 YEAR	2 YEARS	3 YEARS	5 YEARS	10 YEARS

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!

Mortage 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
Alpha Charter Of Excellence	Eugenio Maria De Hostos Youth Leadership Charter School	New World School Of The Arts
1/10	1/10	10/10

Insights

IN CENTRO

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

STUDIO	1 BED	2 BEDS
$359,000	$384,000	$463,000
AVERAGE PRICE	AVERAGE PRICE	AVERAGE PRICE
2 FOR SALE	25 FOR SALE	10 FOR SALE
2 FOR RENT	40 FOR RENT	12 FOR RENT

3.9% to 60.8%
CAP RATE
Yearly net income when rent

2.1%
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 Centro

$3,800 — 2 2	$2,400 — 1 0	$357,000 — 1 1
UNIT 2001 — RENTED | MAY 2023	UNIT 1606 — RENTED | MAY 2023	UNIT 3103 — SOLD | MAY 2023
$3,300 — 1 1	$3,150 — 1 1	$347,000 — 1 0
UNIT 2702 — RENTED | MAY 2023	UNIT 1610 — RENTED | MAY 2023	UNIT 3503 — SOLD | MAY 2023

Sold

LAST 20 PROPERTIES SOLD IN CENTRO

Unit	Price	Beds/Baths	$/Sqft	Sqft	Buying Date	Days on Market
3103	$357,000	1/1	$669.8	533	May 2023	137
3503	$347,000	0/1	$651.0	533	Apr 2023	29
2004	$355,000	1/1	$796.0	446	Apr 2023	149
3102	$455,000	2/1	$618.2	736	Mar 2023	26
1401	$595,970	2/2	$610.0	977	Mar 2023	177
1708	$355,000	1/1	$629.4	564	Feb 2023	57
3505	$358,000	1/1	$680.6	526	Feb 2023	97
1608	$360,000	1/1	$638.3	564	Jan 2023	83
3205	$375,000	1/1	$712.9	526	Nov 2022	52
PH01	$595,000	2/2	$609.0	977	Nov 2022	15
3111	$420,000	2/2	$531.0	791	Sep 2022	40
3101	$557,000	2/2	$570.1	977	Sep 2022	13
2404	$365,000	1/1	$818.4	446	Sep 2022	20
2510	$400,000	1/1	$659.0	607	Sep 2022	30
2707	$380,000	1/1	$722.4	526	Sep 2022	76
1605	$340,000	1/1	$646.4	526	Aug 2022	32
3405	$360,000	1/1	$684.4	526	Aug 2022	12
402	$368,000	1/1	$500.0	736	Jul 2022	62
2608	$375,000	1/1	$664.9	564	Jul 2022	5
2208	$329,900	1/1	$584.9	564	Jun 2022	2

Rented

LAST 20 PROPERTIES RENTED IN CENTRO

Unit	Price	Beds/Baths	$/Sqft	Sqft	Rented Date	Days on Market
2001	$3,800	2/2	$3.9	977	May 2023	23
1606	$2,400	0/1	$5.6	430	May 2023	45
2702	$3,300	1/1	$4.5	736	May 2023	97
1610	$3,150	1/1	$5.2	607	May 2023	49
2502	$3,100	1/1	$4.2	736	Apr 2023	78
1111	$3,500	2/2	$4.4	791	Apr 2023	82
1507	$2,500	1/1	$4.8	526	Apr 2023	51
PH09	$2,990	1/1	$5.6	533	Apr 2023	151
1109	$2,850	1/1	$5.3	533	Mar 2023	148
1909	$2,500	1/1	$4.7	533	Mar 2023	14
2002	$2,950	1/1	$4.0	736	Mar 2023	37
410	$2,500	1/1	$4.1	607	Mar 2023	50
806	$2,580	1/1	$6.0	430	Mar 2023	40
1708	$2,500	1/1	$4.4	564	Mar 2023	11
511	$2,800	1/2	$3.5	791	Feb 2023	34
2806	$2,425	1/1	$5.6	430	Feb 2023	8
1809	$2,950	1/1	$5.5	533	Feb 2023	16
3211	$3,000	2/2	$3.8	791	Feb 2023	36
2109	$3,000	1/1	$5.6	533	Feb 2023	48
1101	$3,700	2/2	$3.8	977	Feb 2023	55

Currently Listed

ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	$/Sqft	Sqft	Listing Date	Owner
PH05	$380,000	1/1	$722.4	526	Feb 2023	N/A
PH06	$2,800/mth	1/1	$6.5	430	Nov 2022	JOSE ANTONI...
N/A	$319,000	1/1	$741.9	430	Nov 2022	SUNNY ISLES...
505	$2,500/mth	1/1	$4.8	526	May 2023	N/A
506	$299,000	1/1	$695.3	430	Jan 2023	SUNNY ISLES...
506	$2,500/mth	1/1	$5.8	430	Feb 2023	SUNNY ISLES...
511	$495,000	2/2	$625.8	791	May 2023	RUBEN ORNE...
601	$520,000	2/2	$532.2	977	Feb 2023	JQ Real Estate...
610	$3,700/mth	1/1	$6.1	607	May 2023	MAR GRASA S...
611	$4,000/mth	2/2	$5.1	791	Dec 2022	RAMON JOSE...
702	$4,300	2/1	$5.8	736	Nov 2022	
702	$3,800/mth	2/1	$5.2	736	Nov 2022	
702	$3,600/mth	2/1	$4.9	736	Apr 2023	
706	$2,100/mth	0/1	$4.9	430	Apr 2023	MT & AS...
802	$445,000	1/1	$604.6	736	May 2023	HARVEY HER...
803	$360,000	1/1	$675.4	533	Nov 2022	
803	$2,900/mth	1/1	$5.4	533	Nov 2022	
803	$365,000	1/1	$684.8	533	Feb 2023	
804	$345,000	1/1	$773.5	446	Dec 2022	GISELA MARI...
804	$345,000	1/1	$773.5	446	Mar 2023	GISELA MARI...

Currently Listed

ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	$/Sqft	Sqft	Listing Date	Owner
804	$2,750/mth	1/1	$6.2	446	May 2023	GISELA MARI...
809	$3,400/mth	1/1	$6.4	533	Apr 2023	DANIEL MAR...
811	$2,790/mth	2/2	$3.5	791	Feb 2023	N/A
903	$2,800/mth	1/1	$5.3	533	Aug 2022	
905	$350,000	1/1	$665.4	526	Apr 2023	N/A
905	$2,500/mth	1/1	$4.8	526	Apr 2023	N/A
909	$2,500/mth	1/1	$4.7	533	May 2023	BOND CENTE...
910	$2,900/mth	1/1	$4.8	607	Apr 2023	CARLOMAGN...
911	$3,500/mth	2/2	$4.4	791	Nov 2022	N/A
911	$490,000	2/2	$619.5	791	May 2023	N/A
911	$3,600/mth	2/2	$4.6	791	May 2023	N/A
1002	$400,000	2/1	$543.5	736	Nov 2022	RUBEN D PAR...
1009	$2,700/mth	1/1	$5.1	533	Nov 2022	RAFAEL SANT...
1101	$575,000	2/2	$588.5	977	Mar 2023	HARVEY HER...
1107	$2,900/mth	1/1	$5.5	526	Mar 2023	
1110	$350,000	1/1	$576.6	607	May 2023	MANDI MIRA...
1210	$369,000	1/1	$534.0	691	Apr 2023	N/A
1403	$2,800/mth	1/1	$5.3	533	Jan 2023	PERROT SABI...
1404	$375,000	1/1	$840.8	446	Jan 2023	SHAI BEN AMI...
1404	$360,000	0/1	$807.2	446	Apr 2023	SHAI BEN AMI...

Currently Listed

ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	$/Sqft	Sqft	Listing Date	Owner
1605	$2,500/mth	1/1	$4.8	526	Nov 2022	
1610	$3,150/mth	1/1	$5.2	607	Nov 2022	MARIBEL RA...
1610	$375,500	1/1	$618.6	607	May 2023	MARIBEL RA...
1701	$3,700/mth	2/2	$3.8	977	Nov 2022	RICARDO CH...
1709	$2,700/mth	1/1	$5.1	533	Nov 2022	N/A
1802	$3,200/mth	1/1	$4.3	736	Nov 2022	MARY VILMA...
1808	$2,800/mth	1/1	$5.0	564	Nov 2022	CARLOS RAM...
1903	$2,500/mth	0/1	$4.7	533	May 2023	JESSICA PINE...
1905	$355,000	1/1	$674.9	526	May 2023	N/A
2004	$2,500/mth	1/1	$5.6	446	Nov 2022	JAKSEN E SILVA
2102	$445,000	1/1	$604.6	736	Mar 2023	HARVEY HER...
2104	$3,000/mth	1/1	$6.7	446	May 2023	PIETRO FORN...
2203	$2,500/mth	1/0	$4.7	533	May 2023	CHRISTIAN G...
2208	$3,200/mth	1/1	$5.7	564	Mar 2023	N/A
2210	$389,900	1/1	$642.3	607	Apr 2023	UNIT # 1111 L...
2303	$2,800/mth	1/1	$5.3	533	Feb 2023	
2401	$4,000/mth	2/2	$4.1	977	Nov 2022	FRANCISCO D...
2406	$380,000	1/1	$883.7	430	Nov 2022	THAIDEE OC...
2406	$3,150/mth	1/1	$7.3	430	Nov 2022	THAIDEE OC...
2407	$399,000	1/1	$758.6	526	Nov 2022	N/A

Currently Listed

ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	$/Sqft	Sqft	Listing Date	Owner
2510	$3,100/mth	1/1	$5.1	607	Nov 2022	
2602	$3,700/mth	1/1	$5.0	736	May 2023	ALESSANDRA...
2608	$2,500/mth	1/1	$4.4	564	Nov 2022	GABRIEL OSIO
2702	$499,000	2/1	$678.0	736	Nov 2022	
2704	$3,000/mth	1/1	$6.7	446	May 2023	FERNANDO G...
2705	$2,500/mth	1/1	$4.8	526	May 2023	N/A
2708	$2,500/mth	1/1	$4.4	564	Apr 2023	CHRISTIAN G...
2711	$3,600/mth	2/2	$4.6	791	May 2023	N/A
2805	$3,100/mth	1/1	$5.9	526	May 2023	N/A
2901	$549,000	2/2	$561.9	977	Mar 2023	PRODUCTOS...
3005	$2,800/mth	1/1	$5.3	526	May 2023	N/A
3007	$2,500/mth	1/1	$4.8	526	Nov 2022	N/A
3011	$4,000/mth	2/2	$5.1	791	Nov 2022	N/A
3104	$338,000	1/1	$757.8	446	May 2023	CARLOS VELA...
3107	$385,000	1/1	$731.9	526	Nov 2022	ALICIA KIKEY...
3201	$535,000	2/2	$547.6	977	Apr 2023	OMAR ROSILLO
3203	$3,500/mth	1/1	$6.6	533	Nov 2022	JQ Real Estate...
3207	$415,000	1/1	$789.0	526	Mar 2023	
3209	$357,000	0/1	$669.8	533	May 2023	HARVEY HER...
3211	$479,500	1/2	$606.2	791	May 2023	MATTHEW H...

Currently Listed

ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	$/Sqft	Sqft	Listing Date	Owner
3304	$2,990/mth	1/1	$6.7	446	Nov 2022	LUCIANA LUA...
3307	$3,000/mth	1/1	$5.7	526	Mar 2023	PHILIPPE MA...
3311	$490,000	1/2	$619.5	791	May 2023	HARVEY HER...
3401	$3,950/mth	2/2	$4.0	977	May 2023	LUIGI TULLIO
3401	$560,000	2/2	$573.2	977	May 2023	LUIGI TULLIO
3401	$4,000/mth	2/2	$4.1	977	May 2023	LUIGI TULLIO
3409	$3,100/mth	1/1	$5.8	533	May 2023	FRANCISCO J...
3504	$2,500/mth	1/1	$5.6	446	Nov 2022	ADRIANA RO...
3507	$397,500	1/1	$755.7	526	Jan 2023	RICARDO ARI...
3510	$454,000	1/1	$747.9	607	Nov 2022	MARIA A ALC...
3510	$3,800/mth	1/1	$6.3	607	Nov 2022	MARIA A ALC...