

Market Report

September, 2019



7 Townhome Lofts

734 Michigan Ave
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on 7 Townhome Lofts 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 7townhomelofts.com.

Property Stats

POSTAL CODE 33139

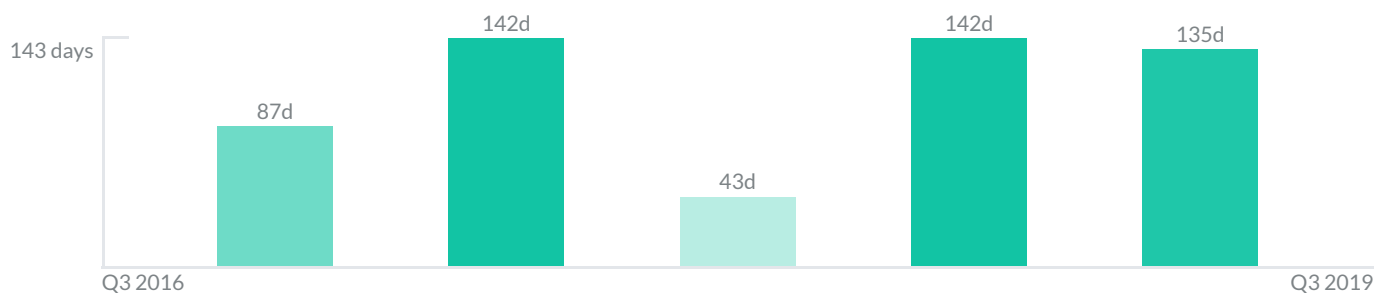
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

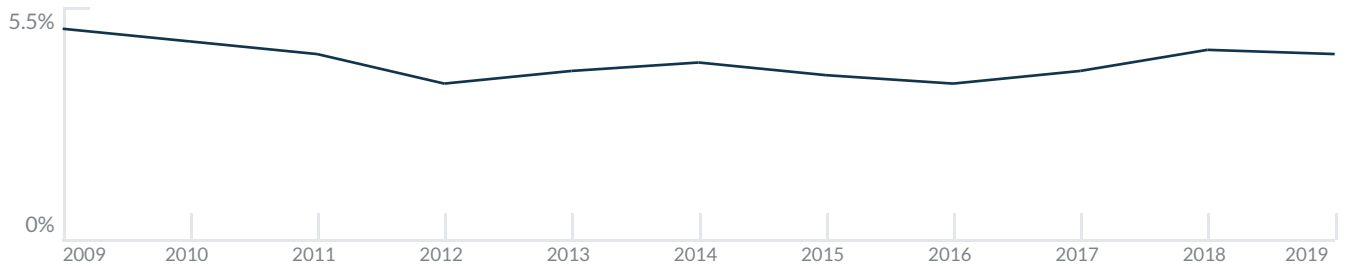


Mortgage Rates

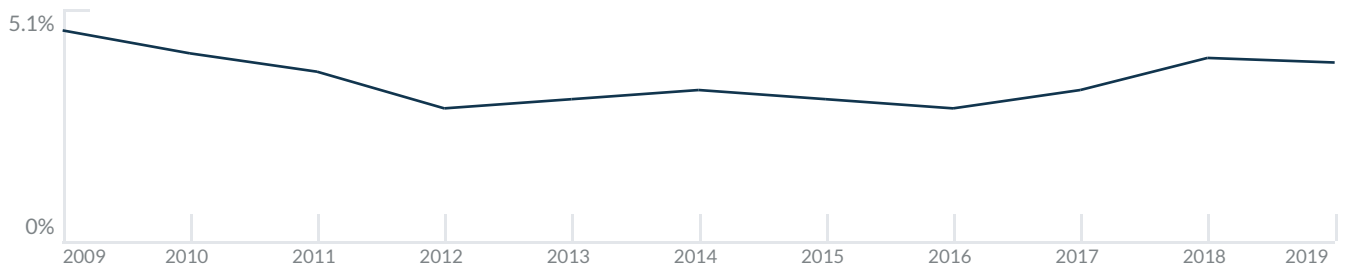
PER YEAR

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-Wolfeboro	Aspira Eugenio Maria De Hostos Youth Leadership Charter School	MS Academy
10/10	1/10	10/10

Insights

IN 7 TOWNHOME LOFTS

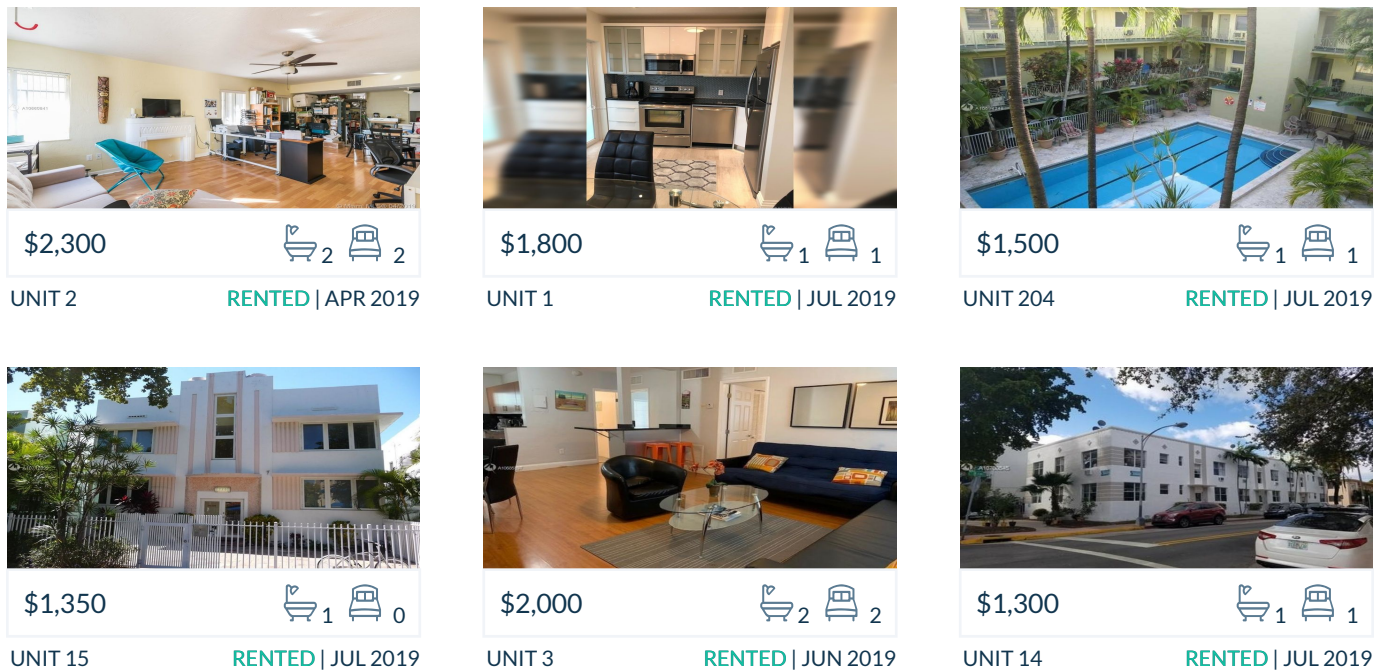
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for 7 Townhome Lofts



Sold

LAST 20 PROPERTIES SOLD IN 7 TOWNHOME LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
940-D	\$219,000	2/1	\$429.4	510	Jul 2019	94
4A	\$163,000	1/1	\$243.3	670	Jul 2019	175
16	\$139,000	0/1	\$342.4	406	Jun 2019	19
405-4	\$180,000	0/1	\$383.0	470	Jun 2019	247
7	\$575,000	2/2	\$402.7	1,428	May 2019	269
10	\$160,000	0/1	\$363.6	440	Apr 2019	34
4	\$569,000	2/2	\$412.0	1,381	Apr 2018	43
5	\$575,000	2/2	\$416.4	1,381	Aug 2017	142
101	\$214,900	1/1	\$358.2	600	Sep 2016	106
B7	\$255,000	2/1	\$369.6	690	Sep 2016	67
B4	\$230,000	1/1	\$343.3	670	Oct 2015	55
22	\$110,000	0/1	\$458.3	240	Sep 2015	17
N/A	\$199,950	1/1	\$337.8	592	Aug 2015	128
N/A	\$239,000	1/1	\$363.8	657	Mar 2015	75
102	\$239,000	1/1	\$391.8	610	Jan 2015	50
5	\$675,000	2/2	\$488.8	1,381	Dec 2014	61
5	\$154,000	0/1	\$350.0	440	Dec 2014	63
6	\$655,000	2/2	\$474.3	1,381	Aug 2014	29
1	\$139,900	0/1	\$323.8	432	Apr 2014	55
2A	\$285,000	2/2	\$331.4	860	Jan 2014	140

Rented

LAST 20 PROPERTIES RENTED IN 7 TOWNHOME LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2	\$2,300	2/2	\$1.4	1,600	Aug 2019	123
1	\$1,800	1/1	\$2.8	650	Aug 2019	35
204	\$1,500	1/1	\$2.0	750	Aug 2019	17
15	\$1,350	0/1	\$3.0	457	Aug 2019	15
3	\$2,000	2/2	\$2.0	1,000	Aug 2019	63
14	\$1,300	1/1	\$1.9	700	Aug 2019	14
208	\$1,550	1/1	\$2.0	760	Jul 2019	26
3D	\$1,550	1/1	\$2.8	550	Jul 2019	35
4	\$2,000	2/2	\$2.0	1,000	Jul 2019	35
305	\$1,400	1/1	\$2.0	685	Jul 2019	25
11	\$1,100	0/1	\$2.4	450	Jul 2019	55
4	\$1,800	1/1	\$2.8	650	Jul 2019	56
10	\$1,650	1/1	\$3.2	520	Jul 2019	96
10	\$1,600	1/1	\$2.6	625	Jun 2019	5
23	\$895	0/1	\$3.9	230	Jun 2019	4
7	\$1,075	0/1	\$3.6	300	Jun 2019	27
2	\$1,275	0/1	\$4.3	300	Jun 2019	25
8	\$1,200	0/1	\$4.0	300	Jun 2019	25
932D	\$1,850	1/1	\$3.6	510	Jun 2019	61
201	\$2,300	2/2	\$2.5	906	Jun 2019	22

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
B7	\$230,000	2/1	\$333.3	690	Feb 2018	KARL WALO...
A8	\$2,300/mth	2/1	\$3.3	700	Aug 2019	N/A
1	\$149,000	0/1	\$344.9	432	Feb 2019	N/A
1	\$1,070,000	4/3	\$524.0	2042	Aug 2019	N/A
2	\$249,000	1/1	\$270.1	922	Jan 2019	N/A
2	\$129,900	1/1	\$300.7	432	Apr 2019	N/A
2D	\$1,375/mth	1/1	\$2.5	550	Aug 2019	N/A
4	\$315,000	2/1	\$393.8	800	Mar 2019	N/A
4	\$1,200/mth	0/1	\$4.1	290	Jun 2019	N/A
5	\$1,250/mth	1/1	\$2.7	457	Jun 2019	N/A
5	\$169,800	1/1	\$371.6	457	Jul 2019	N/A
5	\$165,000	0/1	\$375.0	440	Aug 2019	N/A
5	\$1,200/mth	0/1	\$2.7	440	Aug 2019	N/A
5	\$1,400/mth	1/1	\$1.9	750	Aug 2019	N/A
6	\$1,400/mth	1/1	\$2.5	550	Jul 2019	N/A
6	\$1,350/mth	1/1	\$1.8	750	Aug 2019	N/A
7	\$150,000	1/1	\$369.5	406	May 2019	N/A
7	\$1,200/mth	0/1	\$3.2	370	Jun 2019	N/A
9	\$159,500	0/1	\$483.3	330	Apr 2019	N/A
11	\$1,350/mth	1/1	\$1.8	750	Aug 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
19	\$2,350/mth	2/2	\$2.6	900	Jul 2019	N/A
28	\$1,150/mth	0/1	\$3.8	300	May 2019	N/A
101	\$192,800	1/1	\$321.3	600	Jun 2019	N/A
101	\$3,000/mth	2/2	\$3.1	970	Aug 2019	N/A
102	\$1,500/mth	1/1	\$2.5	610	Jul 2019	N/A
103	\$154,000	0/1	\$358.1	430	Jun 2019	N/A
202	\$1,350/mth	1/1	\$3.2	420	Jun 2019	N/A
203	\$635,000	3/3	\$488.5	1300	Jan 2016	N/A
203	\$1,500/mth	1/1	\$1.9	770	Aug 2019	N/A
204	\$629,000	2/3	\$483.8	1300	Sep 2018	N/A
204	\$2,700/mth	2/3	\$2.1	1300	May 2019	N/A
206	\$269,900	2/2	\$339.5	795	Apr 2019	N/A
301	\$315,000	2/2	\$347.7	906	Apr 2019	N/A
302	\$204,900	1/1	\$339.2	604	Jan 2019	N/A
303	\$185,700	1/1	\$294.8	630	Nov 2018	N/A
305	\$1,400/mth	1/1	\$2.3	600	Jul 2019	N/A
932D	\$328,000	1/1	\$643.1	510	Apr 2019	N/A
940C	\$235,000	2/1	\$401.7	585	Jun 2019	N/A