

# Market Report

October, 2021



## 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](https://7townhomelofts.com).

## Property Stats

POSTAL CODE 33139

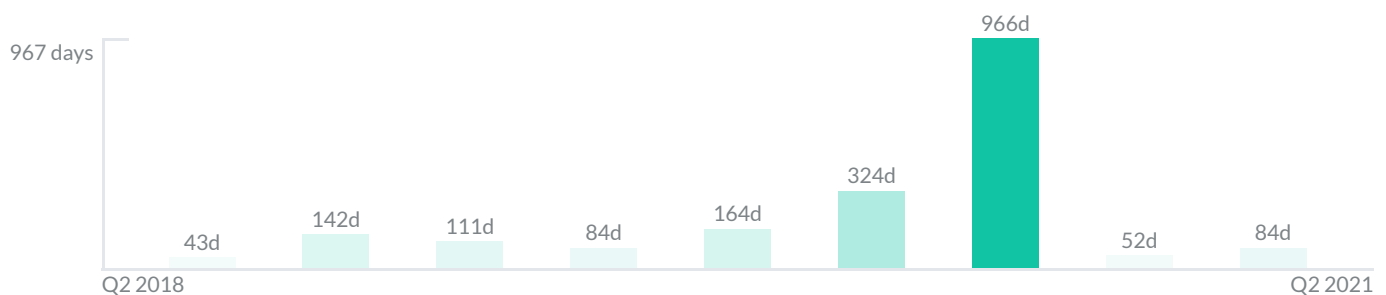
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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.

**% to %**  
CAP RATE  
Yearly net income when rent

**8.8%**  
NEGOTIABILITY  
What you can negotiate

**0**  
AVAILABLE

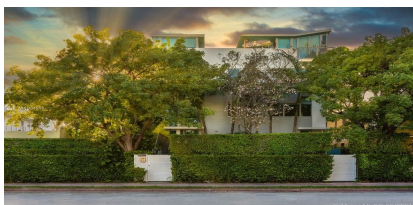
**0**  
SOLD

Sale within the last month

# Activity

SOLD OR RENTED

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

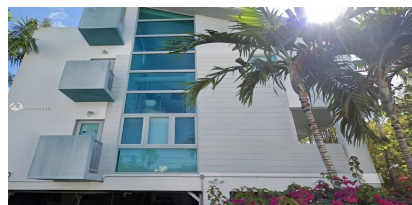


\$679,000



UNIT 4

**SOLD** | JUL 2021



\$559,000



UNIT 6

**SOLD** | JUL 2021

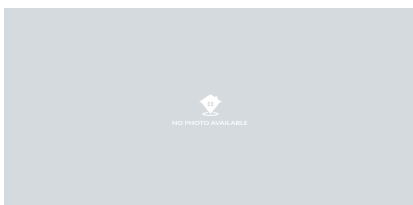


\$214,000



UNIT B7

**SOLD** | JUL 2021



\$6,000



UNIT 1

**RENTED** | JUL 2021



\$300,000



UNIT 301

**SOLD** | JUL 2021



\$175,000



UNIT 5

**SOLD** | JUL 2021

## Sold

LAST 20 PROPERTIES SOLD IN 7 TOWNHOME LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
4	\$679,000	2/3	\$491.7	1,381	Jun 2021	84
6	\$559,000	2/3	\$404.8	1,381	Feb 2021	52
B7	\$214,000	2/1	\$310.1	690	Dec 2020	966
301	\$300,000	2/2	\$331.1	906	Apr 2020	324
5	\$175,000	1/1	\$407.0	430	Mar 2020	164
19	\$2,100	2/2	\$2.3	900	Dec 2019	150
106	\$199,500	2/2	\$250.9	795	Dec 2019	70
940C	\$235,000	2/1	\$401.7	585	Dec 2019	96
18	\$1,550	1/1	\$2.2	700	Oct 2019	37
503	\$199,900	1/1	\$266.5	750	Oct 2019	66
11	\$2,300	2/2	\$2.4	950	Aug 2019	63
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	2/3	\$402.7	1,428	May 2019	269
10	\$160,000	0/1	\$363.6	440	Apr 2019	34
4	\$569,000	2/3	\$412.0	1,381	Apr 2018	43
5	\$575,000	2/2	\$416.4	1,381	Aug 2017	142
5	\$575,000	2/3	\$416.4	1,381	Aug 2017	142

## Rented

LAST 20 PROPERTIES RENTED IN 7 TOWNHOME LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1	\$6,000	3/2	\$2.9	2,103	Jul 2020	27
PH2	\$2,600	2/3	\$2.5	1,060	Dec 2019	84
10	\$1,575	1/1	\$2.5	625	Dec 2019	54
204	\$2,600	2/3	\$2.0	1,300	Nov 2019	178
6	\$1,350	1/1	\$1.8	750	Oct 2019	59
305	\$1,350	1/1	\$2.3	600	Oct 2019	94
102	\$1,400	1/1	\$2.3	610	Oct 2019	87
203	\$1,475	1/1	\$1.9	770	Oct 2019	57
2D	\$1,375	1/1	\$2.5	550	Oct 2019	46
A8	\$2,300	2/1	\$3.3	700	Oct 2019	75
6	\$1,200	0/1	\$4.0	300	Oct 2019	9
5	\$1,250	1/1	\$2.7	457	Sep 2019	105
202	\$1,350	1/1	\$3.2	420	Sep 2019	99
7	\$1,100	0/1	\$3.0	370	Sep 2019	95
3	\$1,600	1/1	\$3.7	430	Sep 2019	16
11	\$1,350	1/1	\$1.8	750	Sep 2019	41
4	\$1,200	0/1	\$4.1	290	Sep 2019	105
6	\$1,400	1/1	\$2.5	550	Sep 2019	61
5	\$1,550	1/1	\$2.4	650	Sep 2019	18
5	\$1,400	1/1	\$1.9	750	Sep 2019	30