

Market Report

February, 2021



Meridian 5 Lofts

425 Meridian Ave
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Meridian 5 Lofts 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 meridian5lofts.com.

Property Stats

POSTAL CODE 33139

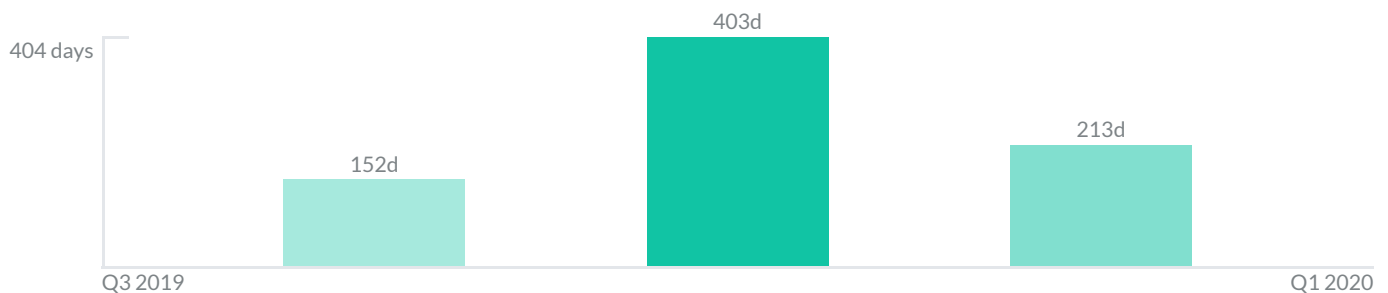
The property stats graph represents the median price evolution since ten years in your postal code area.



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 MERIDIAN 5 LOFTS

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

% to %

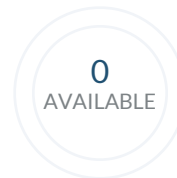
CAP RATE

Yearly net income when rent

8.5%

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 Meridian 5 Lofts



\$230,000



UNIT 2C

SOLD | NOV 2020



\$179,000



UNIT 214

SOLD | NOV 2020



\$1,275



UNIT 3

RENTED | JUL 2020



\$3,300



UNIT 18

RENTED | NOV 2020



\$259,000



UNIT B-206

SOLD | NOV 2020



\$1,800



UNIT 3

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN MERIDIAN 5 LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2C	\$230,000	2/2	\$242.1	950	Feb 2020	231
214	\$179,000	1/1	\$255.7	700	Jan 2020	194
B-206	\$259,000	1/1	\$446.6	580	Nov 2019	277
B-203	\$179,999	0/1	\$428.6	420	Oct 2019	529
309	\$190,000	1/1	\$454.5	418	Jul 2019	217
201	\$264,900	1/1	\$401.4	660	Jul 2019	217
B-103	\$175,999	0/1	\$419.0	420	Jul 2019	23
11	\$750,000	2/2	\$684.3	1,096	Jun 2015	39
21	\$1,029,000	2/2	\$922.9	1,115	Jun 2015	104
313	\$110,000	0/1	\$263.2	418	Nov 2012	3
307	\$150,000	1/1	\$358.9	418	Sep 2012	19
10	\$455,000	2/2	\$448.7	1,014	Jun 2012	68
2	\$180,000	1/1	\$276.9	650	May 2012	128
6	\$489,000	2/2	\$504.6	969	Apr 2012	109
19	\$415,000	1/2	\$447.2	928	Feb 2012	170
8	\$455,000	2/2	\$450.9	1,009	Feb 2012	200
14	\$275,000	1/1	\$355.3	774	Dec 2011	9
18	\$482,000	2/2	\$486.4	991	Dec 2011	79
12	\$270,000	1/1	\$348.8	774	Nov 2011	28
21	\$530,000	2/2	\$456.1	1,162	Nov 2011	19

Rented

LAST 20 PROPERTIES RENTED IN MERIDIAN 5 LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3	\$1,275	1/1	\$2.6	500	Jan 2020	256
18	\$3,300	2/2	\$3.4	979	Dec 2019	46
3	\$1,800	2/1	\$2.2	820	Nov 2019	45
8	\$3,750	2/2	\$4.0	941	Oct 2019	9
A-102	\$1,325	0/1	\$2.8	480	Oct 2019	48
5	\$1,250	0/1	\$3.0	414	Sep 2019	51
302	\$1,300	1/1	\$2.5	530	Aug 2019	85
5	\$1,750	1/1	\$3.9	450	Aug 2019	40
A-107	\$1,500	0/1	\$3.4	440	Jul 2019	41
A-107	\$1,300	0/1	\$3.0	440	Jul 2019	40
A-210	\$1,250	0/1	\$2.8	440	Jul 2019	24
12	\$2,300	1/2	\$3.4	671	Jun 2019	40
306	\$1,300	1/1	\$3.1	418	Jun 2019	52
8	\$3,750	2/2	\$4.0	941	Jun 2019	62
1	\$2,450	2/2	\$3.0	815	Apr 2019	N/A
B-105	\$1,400	0/1	\$3.3	420	Jul 2017	13
19	\$3,000	1/2	\$3.1	958	Jul 2014	627
11	\$3,400	2/2	\$2.9	1,178	Jul 2013	31
202	\$1,395	1/1	\$2.6	530	Feb 2013	30
N/A	\$3,400	2/2	\$2.9	1,178	Dec 2012	22