

Market Report

October, 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

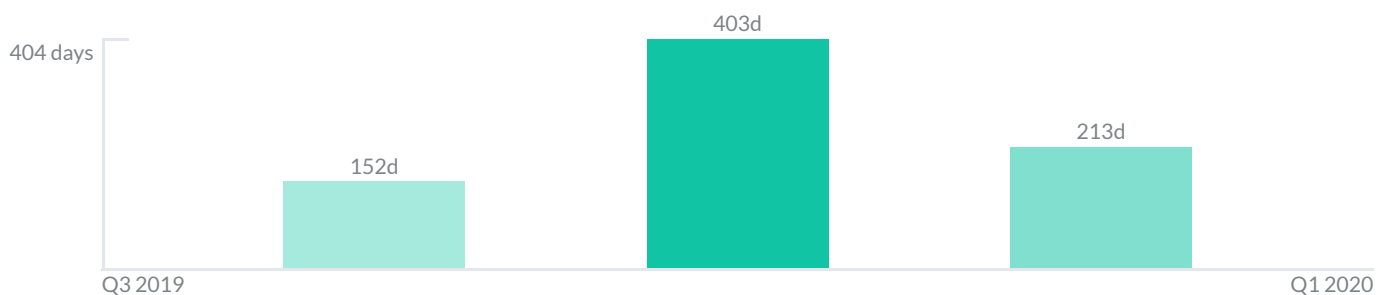
The property stats graph represents the median price evolution since ten years in your postal code area.



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

0%
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 Meridian 5 Lofts



\$230,000



UNIT 2C

SOLD | JUL 2021



\$179,000



UNIT 214

SOLD | JUL 2021



\$1,275



UNIT 3

RENTED | JUL 2021



\$3,300



UNIT 18

RENTED | JUL 2021



\$259,000



UNIT B-206

SOLD | JUL 2021



\$1,800



UNIT 3

RENTED | JUL 2021

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 |