

Market Report

March, 2024



Clariss Lofts

234 Meridian Ave
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Clariss 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 clarisslofts.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!

1 days

Mortgage Rates

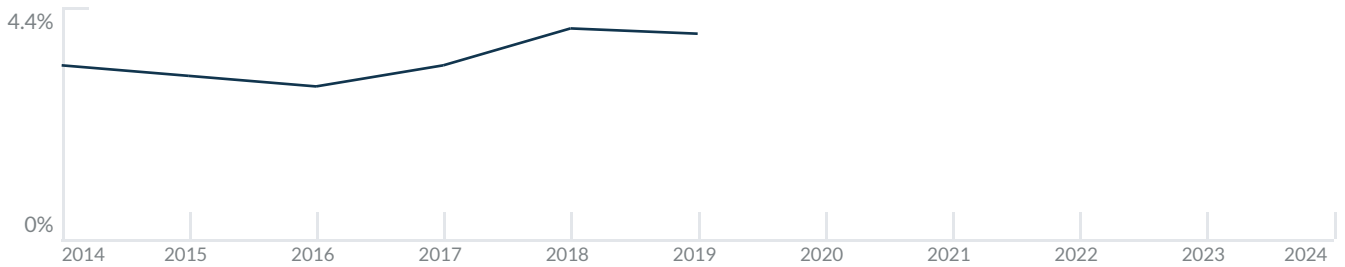
PER YEAR

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©

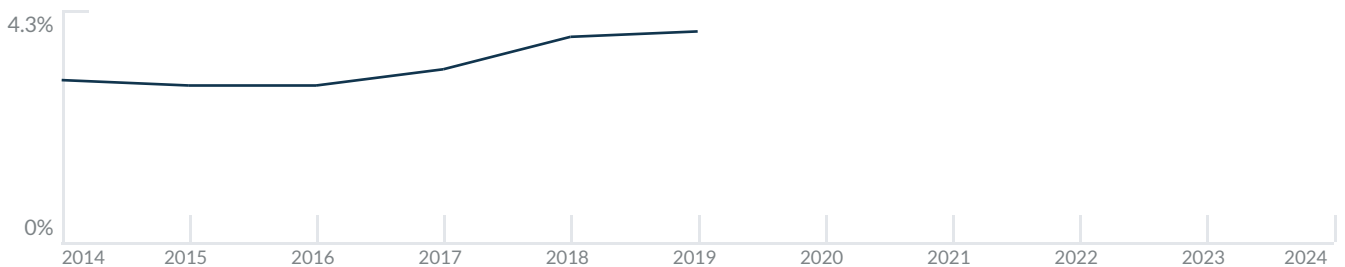
30 YEARS FIXED 4.4%



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 CLARIS LOFTS

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

% to %

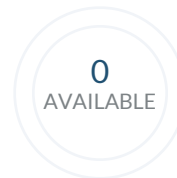
CAP RATE

Yearly net income when rent

9.7%

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 Claris Lofts

\$6,000



UNIT 1

RENTED | OCT 2023

\$3,200



UNIT 3

RENTED | SEP 2021

\$2,850



UNIT 3

RENTED | MAR 2021

\$5,300



UNIT 1

RENTED | FEB 2021

\$4,000



UNIT 4

RENTED | JUL 2021

\$5,800



UNIT 6

RENTED | JUN 2021

Sold

LAST 20 PROPERTIES SOLD IN CLARIS LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2	\$585,000	2/2	\$601.2	973	Oct 2019	144
3	\$164,800	1/1	\$445.4	370	Sep 2019	103
7	\$890,000	3/3	\$503.1	1,769	Mar 2019	237
5	\$1,189,000	3/3	\$620.2	1,917	Feb 2019	163
8	\$193,500	0/1	\$530.1	365	Sep 2016	145
2	\$669,000	2/2	\$657.8	1,017	Feb 2015	157
2	\$669,000	2/2	\$657.8	1,017	Feb 2015	157
11	\$220,000	1/1	\$341.6	644	Sep 2014	154
3	\$545,000	1/2	\$589.2	925	Apr 2014	30
3	\$545,000	1/2	\$589.2	925	Apr 2014	30
N/A	\$99,900	1/1	\$186.7	535	Jan 2012	21
2	\$499,000	2/2	\$427.2	1,168	Apr 2007	597
3	\$499,000	2/2	\$436.2	1,144	Oct 2006	411

Rented

LAST 20 PROPERTIES RENTED IN CLARIS LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1	\$6,000	2/3	\$5.0	1,204	Oct 2023	40
3	\$3,200	2/2	\$3.5	925	Sep 2021	7
3	\$2,850	2/2	\$3.1	925	Mar 2021	6
1	\$5,300	2/3	\$4.4	1,204	Dec 2020	18
4	\$4,000	3/2	\$3.0	1,317	Oct 2020	107
6	\$5,800	3/3	\$3.2	1,830	Dec 2019	125
12	\$1,825	1/1	\$2.7	688	Nov 2019	36
5	\$1,450	0/1	\$3.7	395	Nov 2019	101
1	\$1,750	1/1	\$2.7	644	Sep 2019	47
3	\$2,850	2/2	\$3.1	925	Jul 2019	133
6	\$7,000	3/2	\$3.8	1,830	Jan 2017	41
6	\$7,000	3/3	\$3.8	1,830	Jan 2017	41
3	\$2,000	1/1	\$2.7	750	Nov 2016	137
4	\$3,300	3/2	\$2.5	1,317	Sep 2012	54
4	\$3,200	3/2	\$2.4	1,317	Oct 2010	50
6	\$1,300	1/1	\$2.0	644	Sep 2010	11
5	\$3,800	3/2	\$2.0	1,917	Sep 2010	32