

# Market Report

August, 2020



## Jefferson Plaza

1612 Jefferson Ave  
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Jefferson Plaza 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 [jeffersonplazacondosforsale.com](http://jeffersonplazacondosforsale.com).

## Property Stats

POSTAL CODE 33139

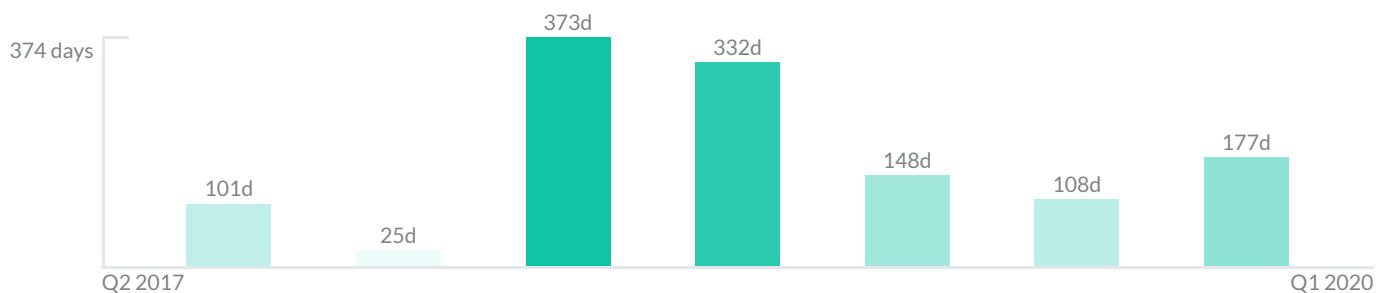
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

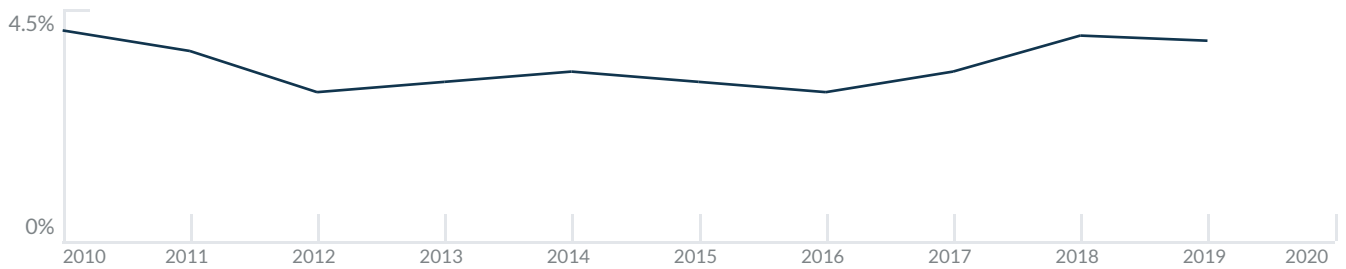
PER YEAR

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©

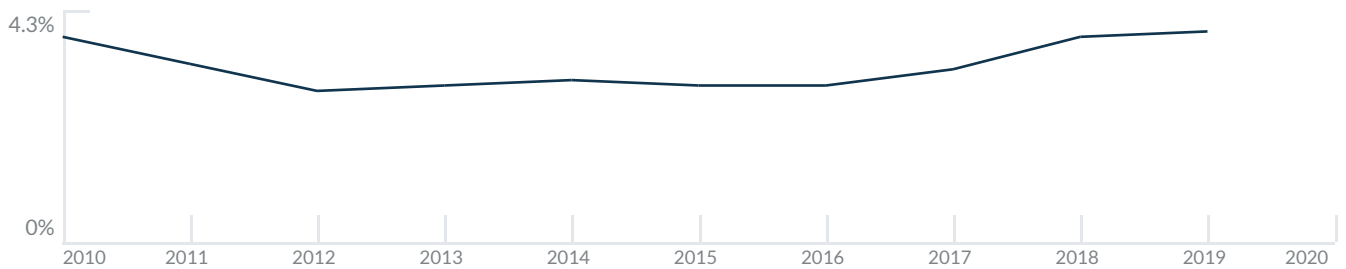
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

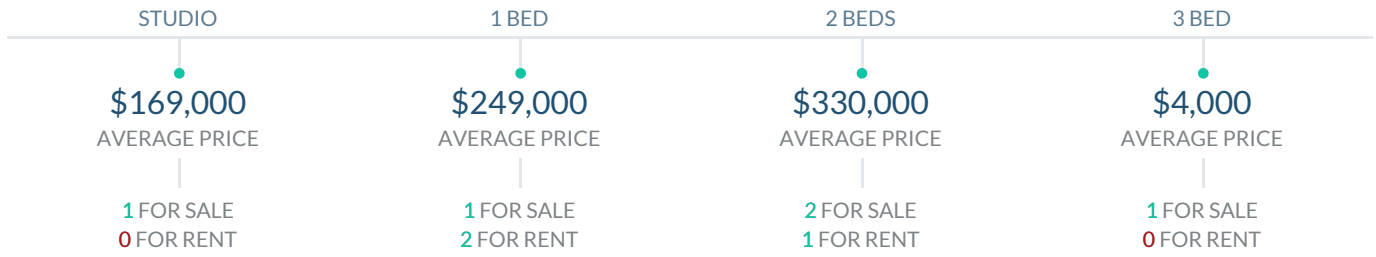
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies 10/10	Anna Maria De Hostos Youth Leadership Center 1/10	New York School Of The Arts 10/10

# Insights

IN JEFFERSON PLAZA

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



3.2% to 17.4%  
CAP RATE  
Yearly net income when rent

4.6%  
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 Jefferson Plaza



\$149,000



UNIT 21

SOLD | JUL 2020



\$1,400



UNIT 7

RENTED | JUL 2020

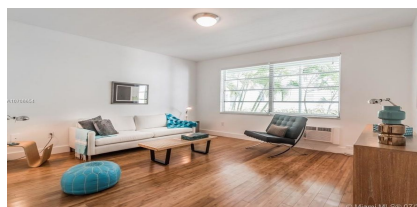


\$157,900



UNIT 109

SOLD | JUL 2020



\$195,000



UNIT 5

SOLD | JUL 2020



\$2,000



UNIT 3

RENTED | JUL 2020



\$545,000



UNIT 9

SOLD | JUL 2020

## Sold

LAST 20 PROPERTIES SOLD IN JEFFERSON PLAZA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
21	\$149,000	1/1	\$311.7	478	Mar 2020	177
109	\$157,900	0/1	\$322.2	490	Dec 2019	82
5	\$195,000	0/1	\$375.0	520	Dec 2019	124
9	\$545,000	2/2	\$365.8	1,490	Dec 2019	114
22	\$115,000	0/1	\$396.6	290	Dec 2019	39
6	\$115,000	0/1	\$380.8	302	Dec 2019	235
11	\$175,000	2/1	\$239.7	730	Nov 2019	301
1	\$140,000	0/1	\$260.2	538	Nov 2019	47
6	\$195,000	1/1	\$390.0	500	Nov 2019	5
945	\$225,000	1/1	\$346.2	650	Oct 2019	22
4	\$164,000	0/1	\$341.7	480	Jun 2019	343
26	\$160,000	1/1	\$346.3	462	Jun 2019	45
7	\$150,000	1/1	\$336.3	446	May 2019	226
16	\$135,000	0/1	\$447.0	302	May 2019	50
929	\$225,000	1/1	\$346.2	650	May 2019	77
404	\$275,000	2/2	\$267.0	1,030	Apr 2018	332
404	\$275,000	2/2	\$267.0	1,030	Apr 2018	332
303	\$199,900	1/1	\$286.8	697	Dec 2017	373
302	\$199,900	1/1	\$278.4	718	Aug 2017	25
N/A	\$419,900	2/2	\$407.7	1,030	Apr 2017	101

## Rented

LAST 20 PROPERTIES RENTED IN JEFFERSON PLAZA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
7	\$1,400	1/1	\$3.0	460	Feb 2020	122
3	\$2,000	1/2	\$2.2	900	Dec 2019	39
16	\$1,050	0/1	\$3.5	302	Nov 2019	77
201	\$1,375	0/1	\$2.8	490	Nov 2019	122
18	\$1,350	1/1	\$2.8	488	Oct 2019	76
8	\$1,195	1/1	\$2.4	500	Oct 2019	78
8	\$1,195	1/1	\$2.4	500	Oct 2019	37
5	\$1,195	1/1	\$2.4	500	Oct 2019	36
13	\$1,350	0/1	\$3.4	400	Oct 2019	39
3	\$1,075	0/1	\$3.3	327	Sep 2019	79
310	\$1,700	1/1	\$1.3	1,310	Sep 2019	26
26	\$1,395	1/1	\$3.0	462	Sep 2019	37
13	\$1,450	1/1	\$3.0	478	Aug 2019	10
935	\$1,600	1/1	\$2.5	650	Aug 2019	22
PH03	\$1,600	1/2	\$2.3	697	Aug 2019	24
23	\$1,150	0/1	\$3.5	326	Aug 2019	17
25	\$1,300	1/1	\$2.9	446	Jul 2019	27
8	\$1,350	0/1	\$2.8	488	Jul 2019	103
23	\$1,250	0/1	\$3.8	325	Jun 2019	37
5	\$1,750	1/2	\$1.9	910	Jun 2019	53

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$3,700	3/2	\$2.6	1440	Dec 2019	LINCOLN PAL...
7	\$4,900/mth	1/2	\$5.2	950	Feb 2020	N/A
8	\$360,000	2/2	\$336.4	1070	Feb 2020	FEDERICA VA...
21	\$249,000	1/1	\$415.7	599	Jul 2020	N/A
205-A	\$169,000	0/1	\$352.1	480	Jul 2020	N/A
303	\$1,550/mth	1/1	\$2.2	697	Jun 2020	ANDREA ROB...
404	\$2,050/mth	2/2	\$2.0	1030	Jul 2020	N/A
404	\$300,000	2/2	\$291.3	1030	Jul 2020	N/A