

Market Report

February, 2021



Havana Lofts

605 W Flagler St
Miami, FL 33130

Every month we compile this comprehensive market report focus on Havana 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 havanaloftsforale.com.

Property Stats

POSTAL CODE 33130

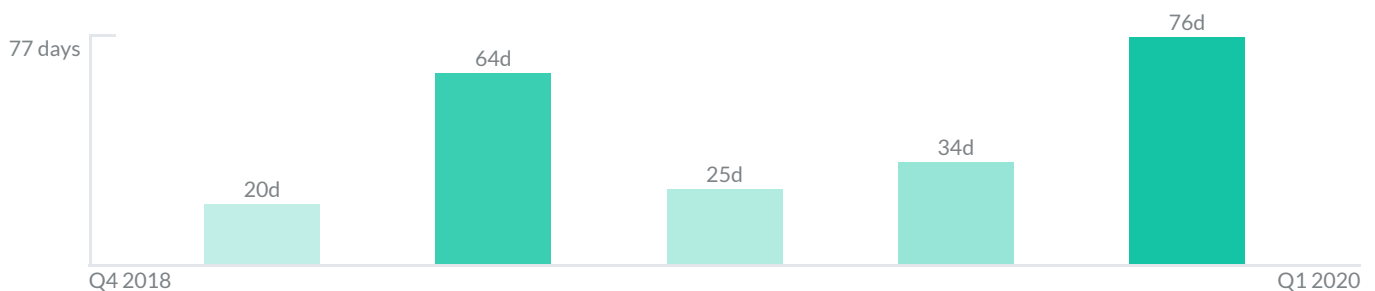
The property stats graph represents the median price evolution since ten years in your postal code area.



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

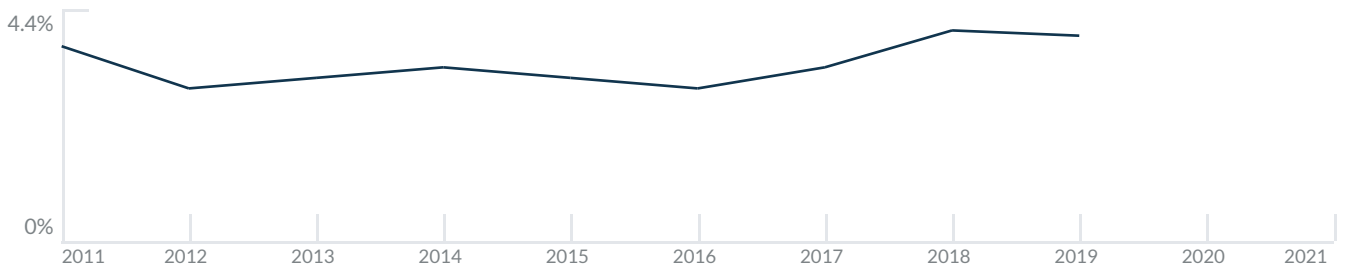
PER YEAR

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©

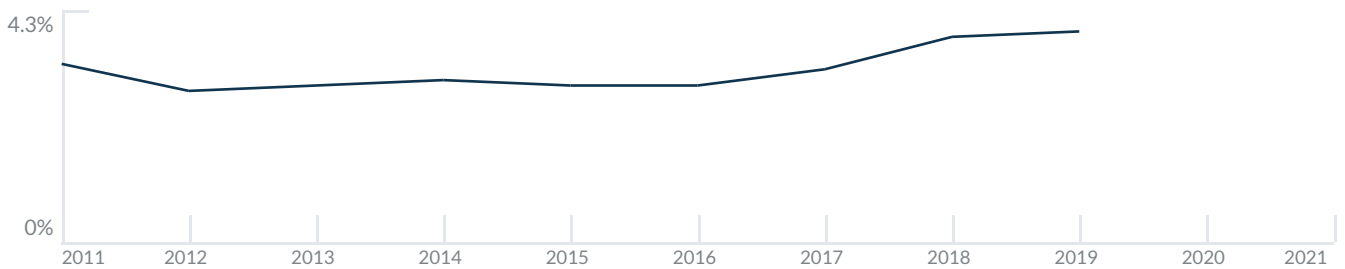
30 YEARS FIXED 4.4%



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
Alpha Charter School	Maria De Hostos Youth Leadership Charter School	High School Of The Americas
1/10	1/10	10/10

Insights

IN HAVANA LOFTS

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

% to %

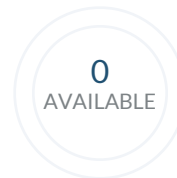
CAP RATE

Yearly net income when rent

0.7%

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 Havana Lofts



\$1,450



UNIT 403

RENTED | DEC 2020



\$1,725



UNIT 1105

RENTED | JUL 2020



\$1,500



UNIT 503

RENTED | JUL 2020

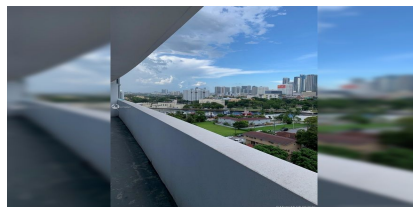


\$229,900



UNIT 1106

SOLD | NOV 2020



\$1,725



UNIT 1109

RENTED | JUL 2020



\$1,799



UNIT 808

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN HAVANA LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1106	\$229,900	2/2	\$242.0	950	Jan 2020	76
TS-3	\$170,000	1/1	\$274.2	620	Sep 2019	4
506	\$229,000	2/2	\$241.1	950	Aug 2019	63
302	\$130,000	1/1	\$211.7	614	Jun 2019	25
405	\$249,000	2/2	\$253.0	984	Mar 2019	48
909	\$230,000	2/2	\$242.1	950	Jan 2019	79
TS-9	\$240,000	2/2	\$252.6	950	Dec 2018	15
703	\$165,000	1/1	\$266.1	620	Oct 2018	25
1104	\$179,000	1/2	\$190.4	940	May 2017	402
8	\$105,000	1/1	\$144.8	725	May 2016	238
507	\$220,000	2/2	\$224.0	982	May 2016	110
507	\$220,000	2/2	\$224.0	982	May 2016	110
1101	\$198,000	2/2	\$201.2	984	Mar 2016	115
PH06	\$225,000	2/2	\$236.8	950	Feb 2016	87
LANAI9	\$223,999	2/2	\$235.8	950	Feb 2016	188
1	\$85,000	1/1	\$122.7	693	Feb 2016	78
506	\$1,850	2/2	\$1.9	950	Oct 2015	37
TS 9	\$269,900	2/2	\$284.1	950	Sep 2015	55
1008	\$199,000	2/2	\$202.6	982	Jul 2015	46
703	\$159,000	1/1	\$256.5	620	May 2015	115

Rented

LAST 20 PROPERTIES RENTED IN HAVANA LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
403	\$1,450	1/1	\$2.3	620	Dec 2020	4
1105	\$1,725	2/2	\$1.8	984	Feb 2020	142
503	\$1,500	1/1	\$2.4	620	Feb 2020	12
1109	\$1,725	2/2	\$1.8	950	Jan 2020	135
808	\$1,799	2/2	\$1.8	982	Jan 2020	81
608	\$1,500	1/2	\$1.5	982	Dec 2019	106
303	\$1,200	2/1	\$1.7	708	Dec 2019	104
TS-3	\$1,475	1/1	\$2.4	620	Nov 2019	51
906	\$1,750	2/2	\$1.8	950	Oct 2019	36
201	\$1,290	1/2	N/A	N/A	Oct 2019	31
606	\$1,750	2/2	\$1.8	950	Sep 2019	62
503	\$1,475	1/1	\$2.4	620	Jul 2019	62
408	\$1,650	2/2	\$1.7	982	Jul 2019	13
882	\$1,550	2/2	\$0.7	2,350	Jun 2019	23
902	\$1,650	2/2	\$1.8	940	Jun 2019	15
201	\$2,599	2/2	\$2.1	1,211	Jun 2019	62
301	\$1,449	0/1	\$2.4	595	Jun 2019	62
302	\$1,599	1/1	\$2.6	617	Jun 2019	62
101	\$2,599	2/2	\$2.3	1,130	Jun 2019	62
201	\$2,599	2/2	\$2.1	1,211	Jun 2019	62