

# Market Report

December, 2023



## El Cyclon Lofts

248 Washington Ave  
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on El Cyclon 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 [elcyclonlofts.com](http://elcyclonlofts.com).

## Property Stats

POSTAL CODE 33139

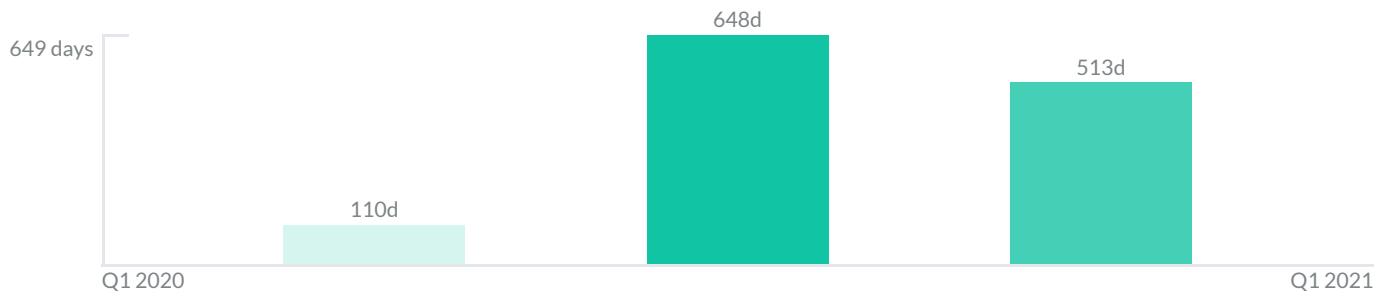
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

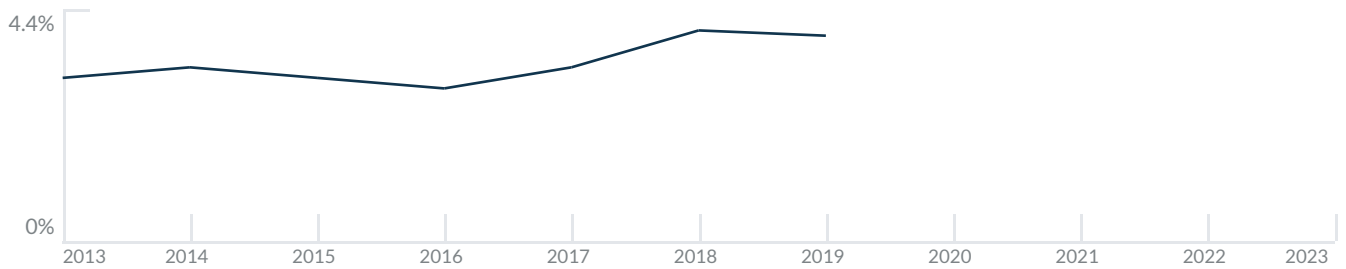
PER YEAR

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©

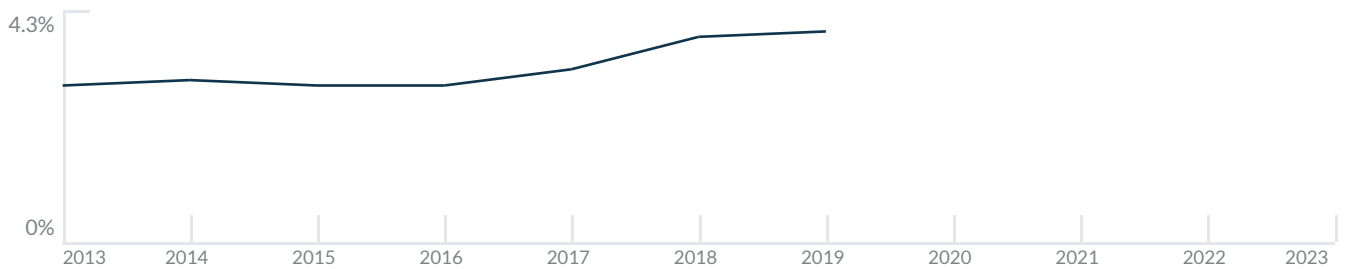
30 YEARS FIXED 4.4%



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

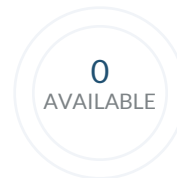
# Insights

IN EL CYCLON 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







Sale within the last month



# Activity



SOLD OR RENTED



Below the latest transactions reported by the local MLS Association for El Cyclon Lofts



\$3,195,000  4  3  
UNIT B **SOLD** | JUN 2021

\$599,000  2  2  
UNIT 4A **SOLD** | JUL 2021

\$3,650  3  2  
UNIT 206 **RENTED** | JUL 2021

\$3,250,000  4  3  
UNIT 204 **SOLD** | JUL 2021

\$2,595,000  3  3  
UNIT A **SOLD** | JUN 2021

\$3,995,000  4  3  
UNIT PH1 **SOLD** | JUL 2021

## Sold

LAST 20 PROPERTIES SOLD IN EL CYCLON LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
B	\$3,195,000	3/4	\$1,202.0	2,658	Jan 2021	513
4A	\$599,000	2/2	\$687.7	871	May 2020	648
204	\$3,250,000	3/4	\$1,502.5	2,163	Mar 2020	84
A	\$2,595,000	3/3	\$1,053.6	2,463	Mar 2020	165
PH1	\$3,995,000	3/4	\$1,796.3	2,224	Jan 2020	82
105	\$300,000	1/1	\$704.2	426	Sep 2019	N/A
202	\$600,000	2/2	N/A	N/A	Aug 2019	119
4C	\$335,000	1/2	\$517.0	648	Aug 2019	155
3	\$785,000	3/2	\$603.8	1,300	Jul 2019	70
19	\$799,000	3/2	\$614.6	1,300	Jun 2019	111
205	\$319,000	1/1	\$748.8	426	Jun 2019	112
303	\$2,410,000	3/4	\$1,143.8	2,107	May 2019	394
4	\$3,500,000	3/2	\$1,129.0	3,100	Jan 2018	14
4	\$3,500,000	3/2	\$1,129.0	3,100	Jan 2018	14
PH1	\$3,900,000	3/3	N/A	N/A	Aug 2017	17
N/A	\$750,000	3/2	\$576.9	1,300	Sep 2014	91
207	\$649,000	2/2	\$545.4	1,190	Jul 2014	0
20	\$55,000	1/1	\$97.7	563	Jun 2011	3
9	\$129,900	0/1	\$317.6	409	Nov 2010	36
6	\$361,000	3/2	\$277.7	1,300	Feb 2010	67

## Rented

LAST 20 PROPERTIES RENTED IN EL CYCLON LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
206	\$3,650	2/3	\$3.1	1,190	Apr 2020	171
27	\$1,300	0/1	\$3.5	372	Dec 2019	77
23	\$1,625	0/1	\$4.4	368	Dec 2019	60
5D	\$1,950	1/1	\$2.8	708	Nov 2019	42
4	\$1,400	1/1	\$3.8	368	Nov 2019	56
C212	\$2,750	2/2	\$2.8	990	Oct 2019	51
105	\$1,900	1/1	\$3.1	611	Oct 2019	30
5	\$1,350	1/1	\$3.7	364	Oct 2019	94
R	\$1,400	1/1	\$3.1	445	Sep 2019	54
107	\$1,700	1/2	\$2.9	589	Sep 2019	53
20	\$1,550	1/1	\$2.8	563	Aug 2019	63
105	\$3,000	2/2	\$3.1	960	Aug 2019	108
5C	\$1,850	1/2	\$2.9	648	Aug 2019	33
208	\$3,500	2/3	\$2.9	1,190	Aug 2019	38
D	\$1,600	1/1	\$3.0	528	Jul 2019	44
108	\$2,000	2/1	\$2.6	780	Apr 2019	30
4	\$12,000	3/2	\$3.9	3,100	Apr 2017	161
4	\$12,000	3/3	\$3.9	3,100	Apr 2017	161
107	\$1,650	1/1	\$2.8	589	Oct 2016	10
3	\$14,000	3/2	\$4.5	3,130	Apr 2016	36