

# Market Report

August, 2021



## Esquire House

4710 Pine Tree Dr  
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Esquire House 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 [esquirehouse.com](https://esquirehouse.com).

## Property Stats

POSTAL CODE 33140

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©

School Name	Elementary School	Middle School	High School
BridgePrep Academy	5/10		
Alanya Charter School		1/10	
De Hostos Youth Leadership Academy			10/10

# Insights

IN ESQUIRE HOUSE

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

**% to %**  
CAP RATE  
Yearly net income when rent

**4.8%**  
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 Esquire House



\$1,650



UNIT 21

RENTED | JUL 2021

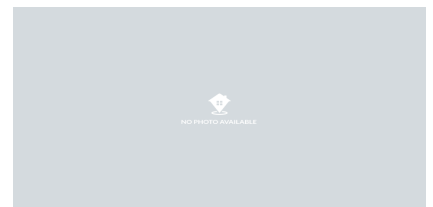


\$1,500



UNIT 38

RENTED | JUL 2021



\$1,600



UNIT 20

RENTED | JUN 2021

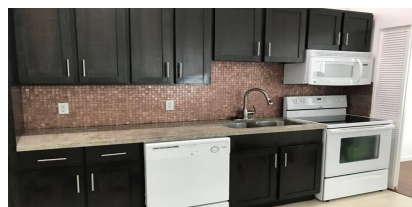


\$1,595,900



UNIT 408

SOLD | JUL 2021



\$1,450



UNIT 302

SOLD | NOV 2020



\$1,600



UNIT 8

RENTED | JUN 2021

## Sold

LAST 20 PROPERTIES SOLD IN ESQUIRE HOUSE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
408	\$1,595,900	1/2	N/A	N/A	Mar 2020	131
302	\$1,450	1/1	\$2.1	700	Feb 2020	169
210	\$2,256,000	3/4	\$856.5	2,634	Dec 2019	530
104	\$1,450	1/1	\$2.1	700	Sep 2019	14
305	\$1,425	1/1	\$2.0	700	Sep 2019	26
106	\$1,350	1/1	\$2.0	675	Aug 2019	76
204	\$1,390	1/1	\$1.9	715	Aug 2019	16
6	\$155,000	1/1	\$206.7	750	Jul 2019	22
27	\$168,999	1/1	\$225.3	750	Jul 2019	45
5	\$169,000	1/1	\$225.3	750	Mar 2019	60
40	\$239,000	1/1	\$260.9	916	Sep 2018	103
33	\$234,900	2/2	\$176.9	1,328	Aug 2018	97
49	\$250,000	2/2	\$188.3	1,328	Oct 2017	98
49	\$250,000	2/2	\$188.3	1,328	Oct 2017	98
37	\$159,000	1/1	\$212.0	750	Nov 2016	19
37	\$159,000	1/1	\$212.0	750	Nov 2016	19
45	\$180,000	1/1	\$211.8	850	May 2015	64
12	\$189,000	1/1	\$256.4	737	Mar 2014	32
39	\$120,000	1/1	\$163.7	733	Jul 2013	156
21	\$125,000	1/1	N/A	N/A	Jan 2013	28

## Rented

LAST 20 PROPERTIES RENTED IN ESQUIRE HOUSE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
21	\$1,650	1/1	\$2.2	750	Feb 2021	125
38	\$1,500	1/1	\$2.0	750	Jan 2021	267
20	\$1,600	1/1	\$2.1	750	May 2020	28
8	\$1,600	1/1	\$2.5	630	Jan 2020	159
5	\$1,450	1/1	N/A	N/A	Jan 2020	122
N/A	\$10,000	5/3	\$3.8	2,658	Dec 2019	33
4	\$1,950	2/1	N/A	N/A	Nov 2019	89
37	\$1,600	1/1	\$2.1	750	Nov 2019	44
1	\$2,900	2/2	\$1.5	2,000	Oct 2019	11
N/A	\$14,000	5/6	\$3.3	4,228	Aug 2019	36
N/A	\$3,900	3/2	\$2.6	1,526	Jun 2019	52
45	\$1,600	1/1	\$1.7	916	Feb 2019	33
303	\$1,475	1/1	\$2.1	700	Sep 2016	77
N/A	\$3,950	4/4	\$1.7	2,259	Sep 2016	61
38	\$1,400	1/1	\$1.9	750	Jun 2015	121
N/A	\$4,950	5/4	\$1.8	2,756	Aug 2013	29
N/A	\$3,000	4/2	\$1.5	1,987	Apr 2013	960
N/A	\$1,350	1/1	\$1.6	850	Mar 2013	46
N/A	\$5,700	4/3	\$2.3	2,506	Jan 2013	68
N/A	\$5,450	5/4	\$1.7	3,263	Oct 2012	47