

Market Report

May, 2024



Ocean Lakeview

2455 Flamingo Dr
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Ocean Lakeview 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 oceanlakeview.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

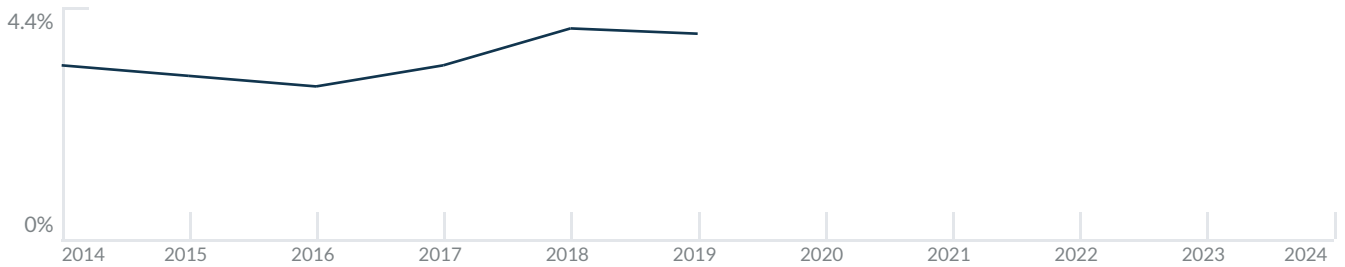
PER YEAR

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©

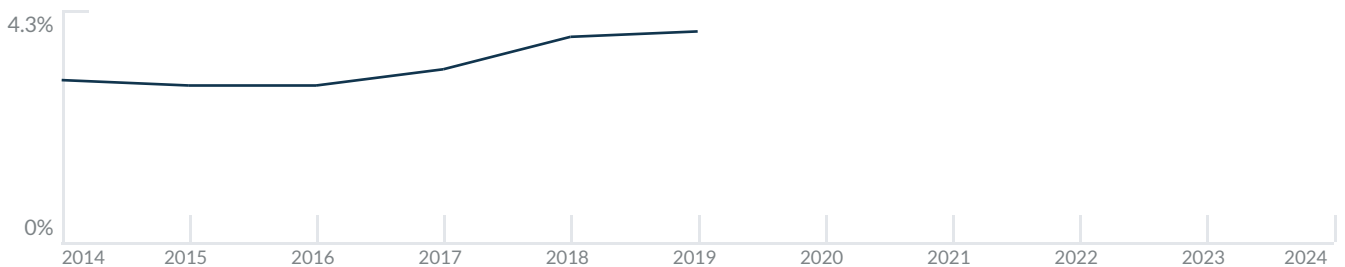
30 YEARS FIXED 4.4%



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©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies in Math	De Hostos Youth Leadership Charter School	Senior High School
10/10	1/10	10/10

Insights

IN OCEAN LAKEVIEW

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

0
AVAILABLE

0
SOLD

Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Ocean Lakeview

\$2,400
UNIT 504
RENTED | APR 2023
2 Bathrooms 1 Bedroom

\$665,000
UNIT 501
SOLD | NOV 2021
2 Bathrooms 2 Bedrooms

\$1,800
UNIT 205
RENTED | JUL 2021
2 Bathrooms 1 Bedroom

\$1,775
UNIT 403
RENTED | FEB 2021
2 Bathrooms 1 Bedroom

\$285,000
UNIT 505
SOLD | JUL 2021
2 Bathrooms 1 Bedroom

\$5,200
UNIT
RENTED | JUL 2021
5 Bathrooms 4 Bedrooms

Sold

LAST 20 PROPERTIES SOLD IN OCEAN LAKEVIEW

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
501	\$665,000	2/2	\$511.5	1,300	Nov 2021	51
505	\$285,000	1/2	\$339.3	840	Jun 2020	21
PH-A	\$143,640	2/1	\$205.2	700	Jun 2019	209
303	\$329,000	1/1	\$391.7	840	Dec 2016	13
5	\$295,000	1/1	\$468.3	630	Sep 2015	30
401	\$449,000	2/2	\$345.4	1,300	Apr 2015	29
401	\$449,000	2/2	\$345.4	1,300	Apr 2015	29
305	\$182,900	1/1	\$217.7	840	Mar 2013	64
305	\$182,900	1/11	\$217.7	840	Mar 2013	64
303	\$189,000	1/1	\$225.0	840	Dec 2012	90
401	\$305,000	2/2	\$234.6	1,300	Mar 2012	127
G	\$76,900	1/1	\$132.6	580	Nov 2011	207
201	\$223,000	2/2	\$171.5	1,300	Sep 2011	101
3	\$265,000	2/2	\$228.4	1,160	Aug 2009	85
2	\$175,000	1/1	\$257.4	680	Dec 2008	78
502	\$459,000	2/2	\$332.6	1,380	Apr 2007	322
G	\$219,900	1/1	\$379.1	580	Apr 2006	29

Rented

LAST 20 PROPERTIES RENTED IN OCEAN LAKEVIEW

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
504	\$2,400	1/2	\$2.9	840	Apr 2023	22
205	\$1,800	1/2	\$2.1	840	Feb 2021	73
403	\$1,775	1/2	\$2.1	850	Jan 2021	50
N/A	\$5,200	4/5	\$1.5	3,469	Jan 2020	123
201	\$2,500	2/2	\$1.9	1,300	Feb 2019	162
303	\$1,900	1/2	\$2.3	840	Jan 2019	7
504	\$1,750	1/1	\$2.1	840	Jan 2018	154
504	\$1,750	1/2	\$2.1	840	Jan 2018	154
205	\$1,700	1/1	\$2.0	840	Jun 2016	41
205	\$1,700	1/2	\$2.0	840	Jun 2016	41
12	\$750	0/1	\$1.9	400	Jul 2010	79
2	\$1,000	1/1	\$1.5	680	Mar 2010	30
N/A	\$3,400	3/3	\$1.8	1,848	Dec 2009	17