



Fifth Moorings

1401 NE MIAMI GARDENS DR
Miami, FL 33179

Every month we compile this comprehensive market report focus on Fifth Moorings 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 fifthmoorings.com.

Property Stats

POSTAL CODE 33179

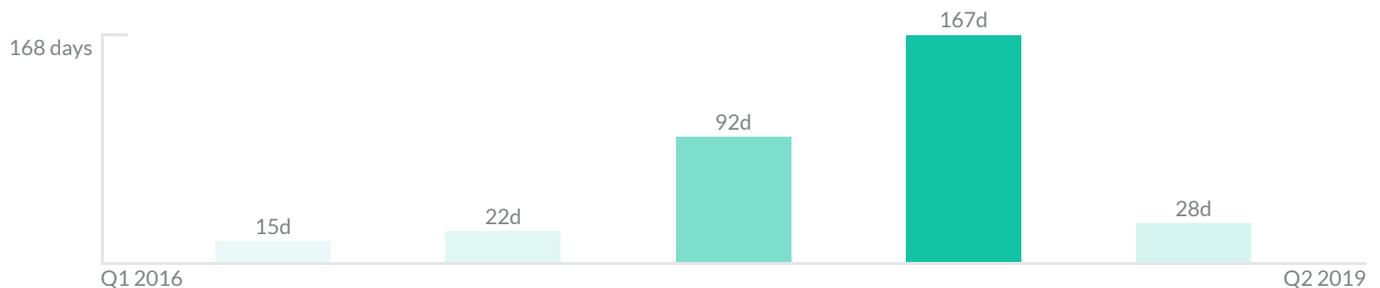
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

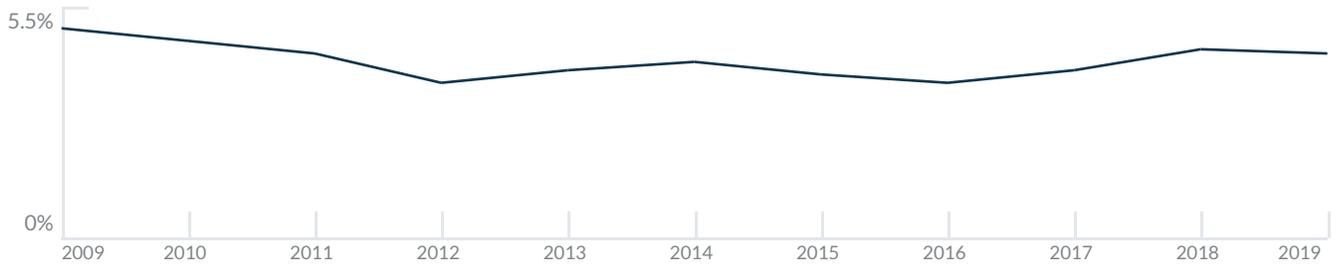


Mortgage Rates

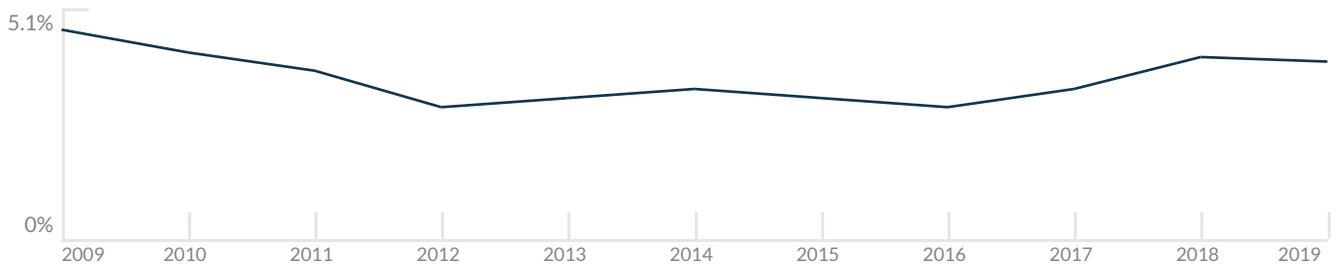
PER YEAR

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©

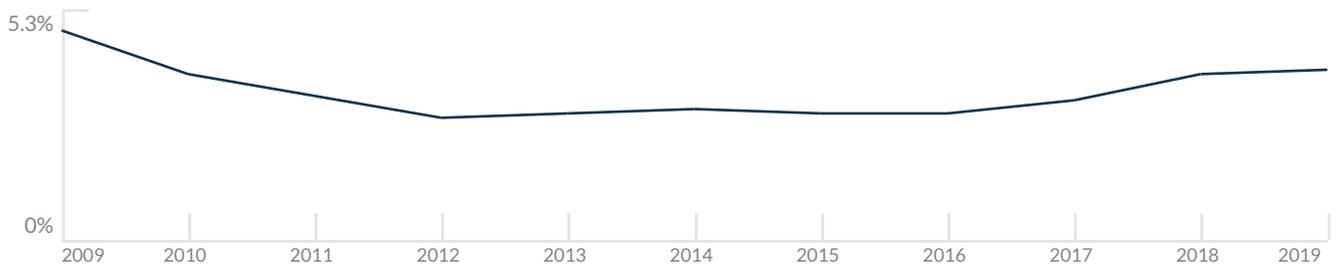
30 YEARS FIXED 4.4%



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
Aventura City Of Excellence School
10/10

MIDDLE SCHOOL
Andover Middle School
4/10

HIGH SCHOOL
North Miami Beach Senior High School
4/10

Insights

IN FIFTH MOORINGS

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



-6.4% to 5.9%
CAP RATE
Yearly net income when rent

7.8%
NEGOTIABILITY
What you can negotiate



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Fifth Moorings



\$60,000



UNIT 380

SOLD | DEC 2018



\$95,000



UNIT 730

SOLD | APR 2019



\$120,000



UNIT 335

SOLD | MAR 2019



\$110,000



UNIT 494

SOLD | OCT 2018



\$68,900



UNIT 186

SOLD | JAN 2016



\$89,900



UNIT 223

SOLD | MAY 2016

Sold

LAST 20 PROPERTIES SOLD IN FIFTH MOORINGS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
380	\$60,000	1/1	\$79.7	753	Apr 2019	52
335	\$120,000	2/1	\$121.7	986	Apr 2019	20
730	\$95,000	1/1	\$112.3	846	Apr 2019	11
494	\$110,000	2/2	\$103.1	1,067	Mar 2019	167
223	\$89,900	1/1	\$94.2	954	Nov 2016	95
725	\$85,000	2/1	\$87.3	974	Oct 2016	89
302	\$84,000	1/1	\$113.2	742	Jun 2016	22
107	\$89,999	2/2	\$77.6	1,160	Feb 2016	15
361	\$69,000	2/1	\$70.8	975	Sep 2015	5
729	\$69,900	1/1	\$82.6	846	Dec 2014	26
386	\$50,000	1/1	\$54.3	921	Nov 2014	228
690	\$69,900	2/2	\$53.1	1,316	Oct 2014	146
240	\$64,900	1/1	\$68.0	954	Oct 2014	130
789	\$49,900	2/2	\$46.8	1,067	Sep 2014	257
791	\$49,900	1/1	\$54.2	921	Aug 2014	19
794	\$61,000	2/2	\$57.2	1,067	Apr 2014	22
490	\$35,000	2/2	\$26.6	1,316	May 2013	540
211	\$75,000	2/2	\$72.1	1,040	Feb 2013	55
788	\$49,500	2/2	\$46.4	1,067	Aug 2012	27
101	\$69,900	2/2	\$62.6	1,116	Mar 2012	22

Rented

LAST 20 PROPERTIES RENTED IN FIFTH MOORINGS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
302	\$1,100	1/1	\$1.5	742	Oct 2016	41
N/A	\$1,400	4/2	\$1.2	1,157	Nov 2011	57
N/A	\$1,450	4/2	\$1.3	1,157	Nov 2010	27
N/A	\$1,690	3/2	\$1.3	1,279	Nov 2010	202
N/A	\$1,275	2/1	\$1.2	1,100	Apr 2010	18
N/A	\$1,400	2/2	\$1.0	1,434	Nov 2009	36

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$104,900	1/1	\$134.8	778	Feb 2019	N/A
N/A	\$2,350/mth	3/2	\$2.2	1056	May 2019	N/A
402	\$115,000	1/1	\$133.6	861	Dec 2018	N/A
593	\$71,990	1/1	\$78.2	921	May 2019	N/A