



## North Miami Beach / North Miami Multifamily Report 2015

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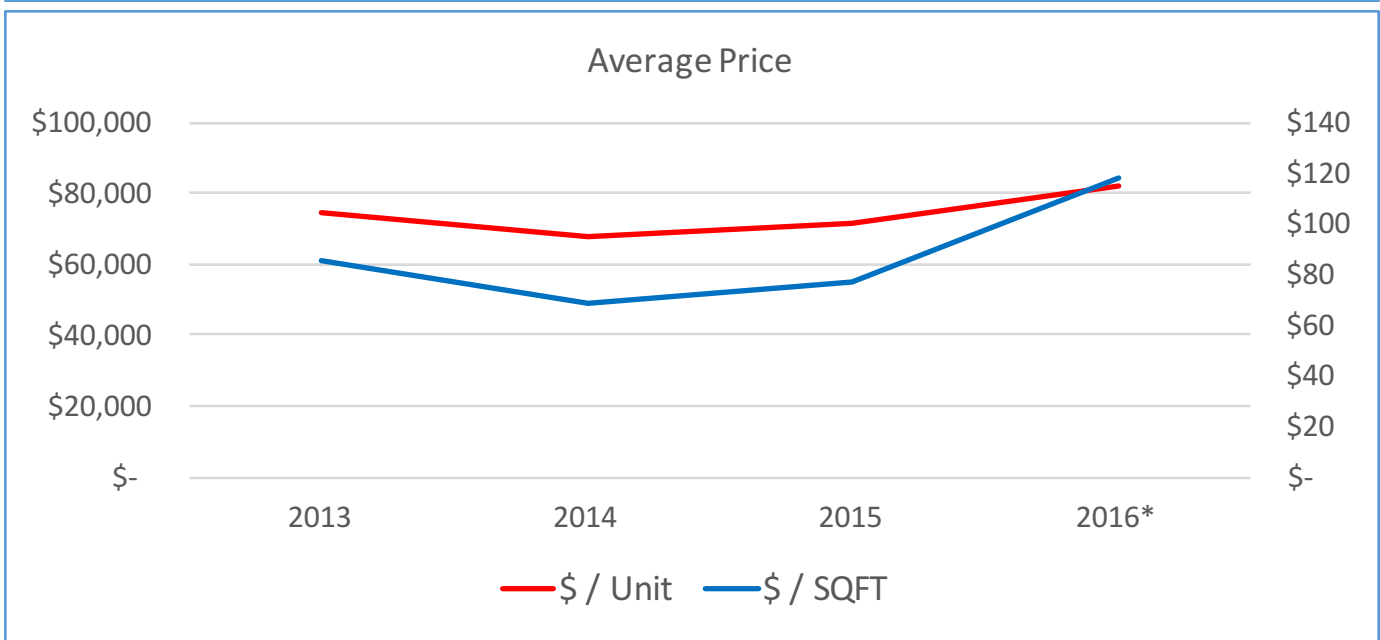
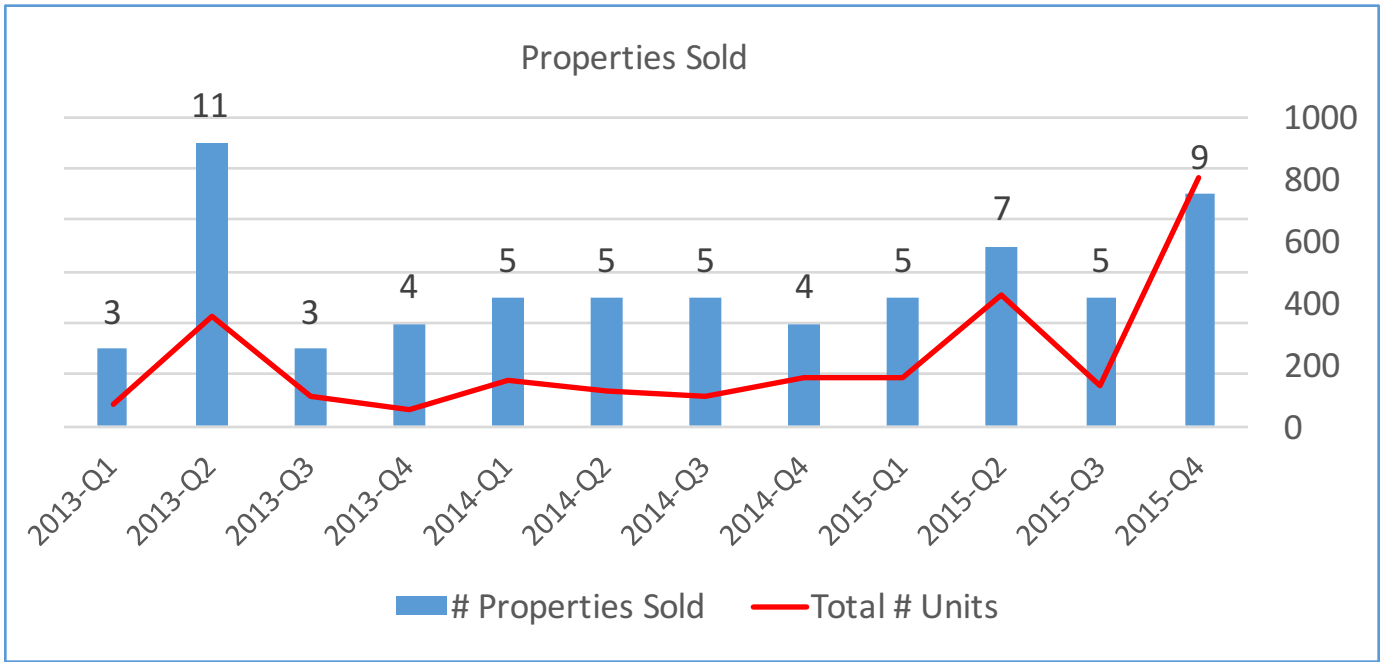


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# North Miami Beach – Statistics for 10 units+



2016\* - based on the first 2 months

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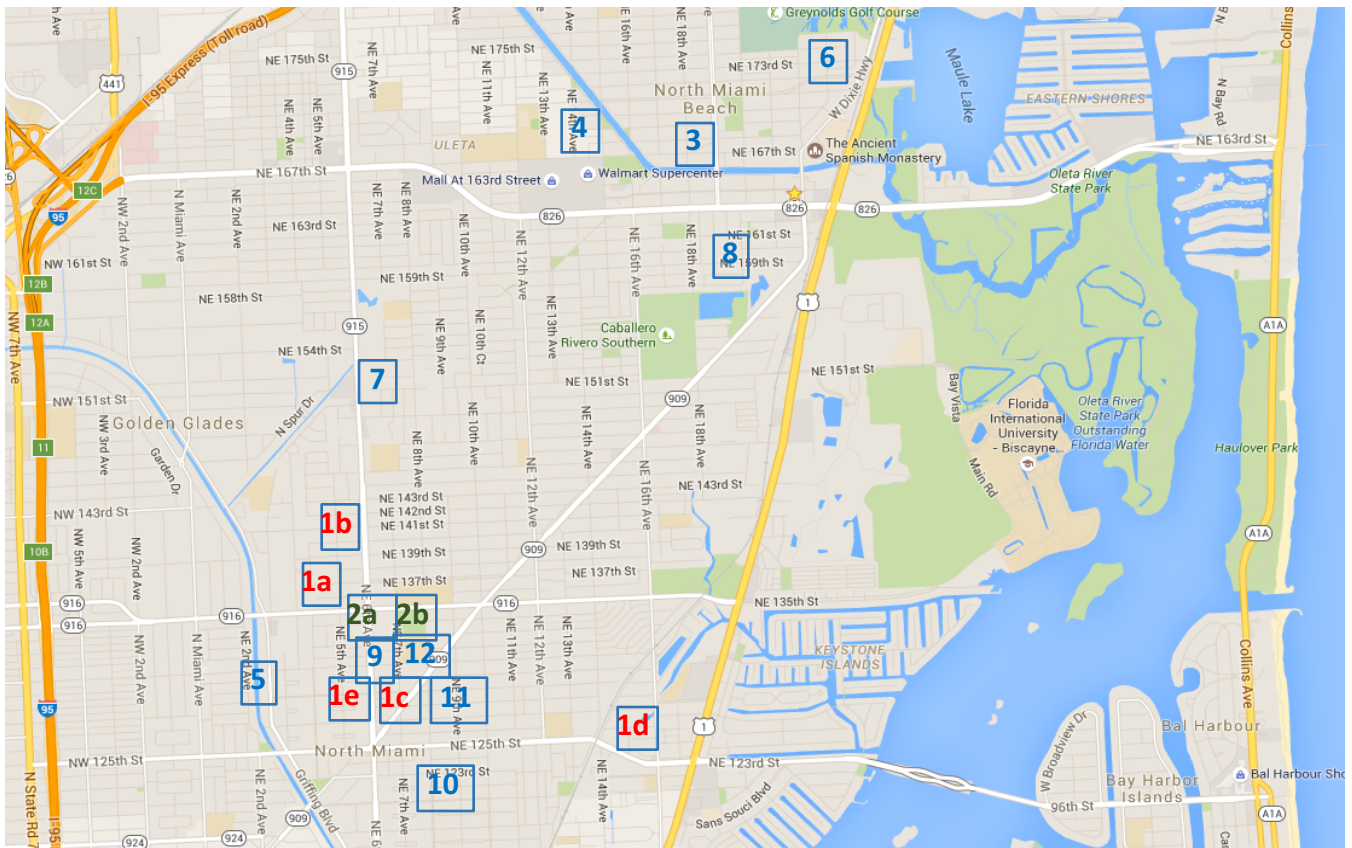
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# North Miami Beach – Current Offers for Sale

	Address	Zipcode	Price	Year	# Units	SQFT	Acres	\$/Unit	\$/SQFT
1a	400 NE 137th St	33161	\$18,600,000	1971	59	42,750	1.27	\$79,828	\$116
1b	14050 NE 6th Ave	33161		1967	55	38,545	1.19		
1c	13055 NE 6th Ave	33161		1970	51	36,261	0.69		
1d	1525 NE 125th St	33161		1964	44	28,464	1.12		
1e	13020 NE 6th Ave	33161		1967	24	13,962	0.62		
2a	13200 NE 7th Ave	33161	\$4,920,000	1968	62	68,200	1.43	\$60,000	\$61
2b	690 NE 133rd St	33161	1962	20	12,581	0.47			
3	1810-1870 NE 167th St	33162	\$7,990,000	1957	94	49,070	2.80	\$85,000	\$163
4	1495 NE 167th St	33162	\$7,200,000	1959	60	51,549	2.00	\$120,000	\$140
5	13150 Memorial Hwy	33161	\$4,524,000	1965	52	36,549	1.45	\$87,000	\$124
6	2350 NE 173rd St	33160	\$6,000,000	1969	50	59,382	0.82	\$120,000	\$101
7	15005 NE 6th Ave	33161	\$4,040,000	1972	48	42,083	1.91	\$84,167	\$96
8	16030 NE 19 Ct	33162	\$2,565,000	1968	27	21,525	0.62	\$95,000	\$119
9	13105 NE 6th Ave	33161	\$1,399,900	1962	24	16,772	0.64	\$58,329	\$83
10	770-780 NE 123rd St	33161	\$1,700,000	1953	24	16,971	0.76	\$70,833	\$100
11	790 NE 128th St	33161	\$3,000,000	1971	24	27,164	0.36	\$125,000	\$110
12	665 NE 133rd St	33161	\$2,000,000	1967	20	17,000	0.52	\$100,000	\$118



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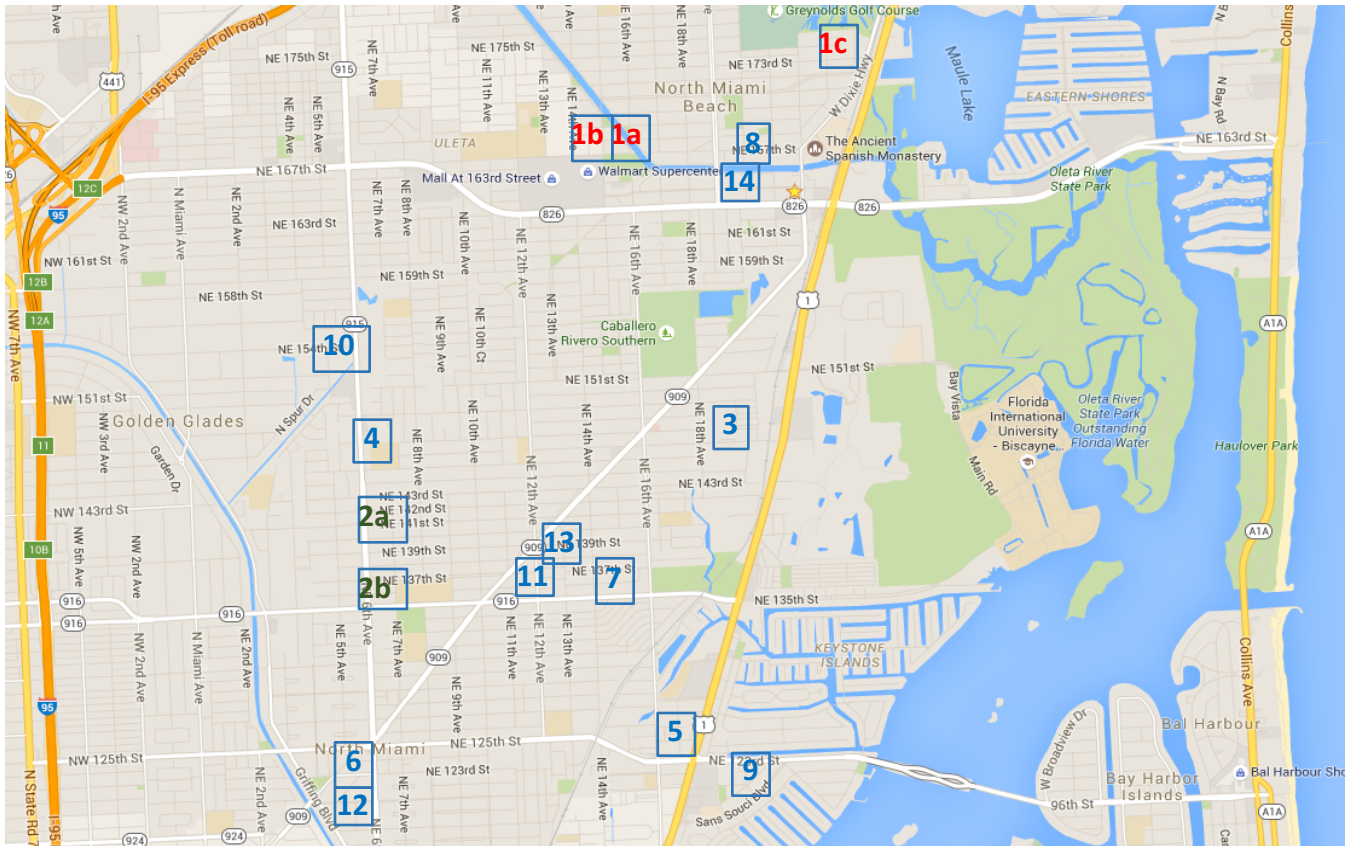
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# North Miami Beach – Recently Sold

	Address	Zipcode	Price	Sold Date	Year	# Units	SQFT	Acres	\$/Unit	\$/SQFT
1a	1551 NE 167th St	33162	\$28,000,000	05/01/15	1968	199	377,184	2.79	\$90,615	\$57
1b	1495 NE 167th St	33162			1959	60	51,549	2.00		
1c	2350 NE 173rd St	33160			1969	50	59,382	0.82		
2a	14225 NE 6th Ave	33161	\$6,825,000	07/29/15	1968	45	57,747	0.71	\$80,294	\$74
2b	13625 NE 6th Ave	33161			1967	40	34,500	0.80		
3	14795 NE 18th Ave	33181	\$25,500,000	10/26/15	1971	588	456,755	14.80	\$43,367	\$56
4	14555-14699 NE 6th Ave	33161	\$5,000,000	01/07/15	1963	83	51,324	1.99	\$60,241	\$97
5	12401 NE 16th Ave	33161	\$4,300,000	10/09/15	1968	68	50,100	0.76	\$63,235	\$86
6	12200 NE 6th Ave	33161	\$2,237,500	04/30/15	1967	60	20,321	1.04	\$37,292	\$110
7	1505-1525 NE 135th St	33161	\$4,900,000	01/06/16	1963	56	41,440	1.37	\$87,500	\$118
8	16700-16701 NE 21st Ave	33162	\$4,700,000	11/06/15	1966	51	41,601	0.80	\$92,157	\$113
9	1880-1896 NE 123rd St	33181	\$3,100,000	01/30/15	1958	40	37,902	0.78	\$77,500	\$82
10	15400 NE 6th Ave	33162	\$2,262,400	12/08/15	1966	39	36,779	2.41	\$58,010	\$62
11	1205 NE 138th St	33161	\$1,100,000	07/21/15	1959	28	15,078	0.47	\$39,286	\$73
12	12155 NE 6th Ave	33161	\$2,237,500	04/30/15	1965	26	18,532	0.60	\$86,058	\$121
13	1260-1280 NE 139th St	33161	\$1,606,000	01/11/16	1957	24	13,562	0.69	\$66,917	\$118
14	1980 S Glades Dr	33162	\$1,775,000	11/23/15	1964	18	15,334	0.34	\$98,611	\$116



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