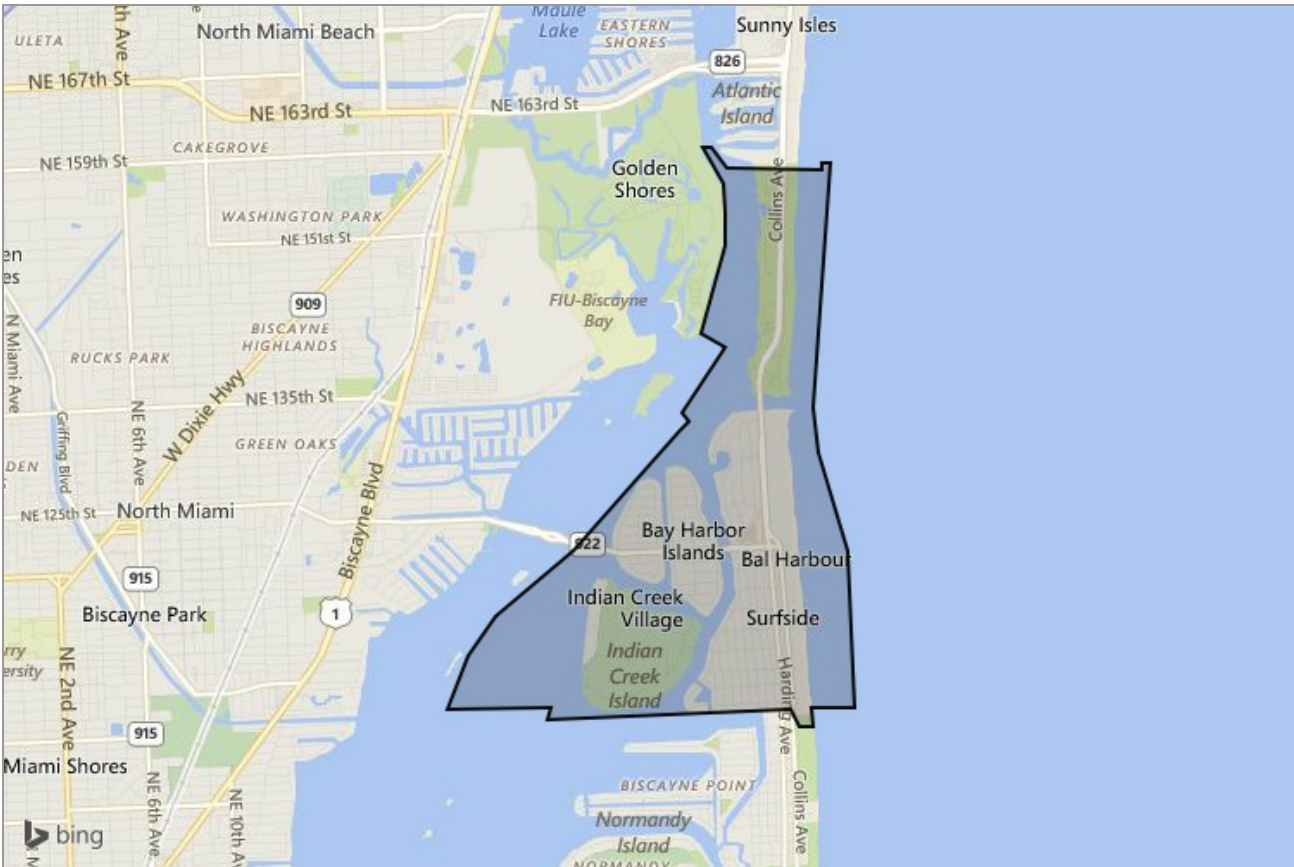# Miami Beach, FL 33154

Presented by

Christopher Lazaro

Florida Real Estate License: BK3252123

Office: (305) 517-3086 x333 | Mobile: (305) 878-2288 | Office: (800) 798-9192 x333 | Fax: (305) 521-8995

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Metro International Investments
100 Kings Point Drive
Sunny Isles Beach, FL 33160

Neighborhood: Housing Stats and Charts

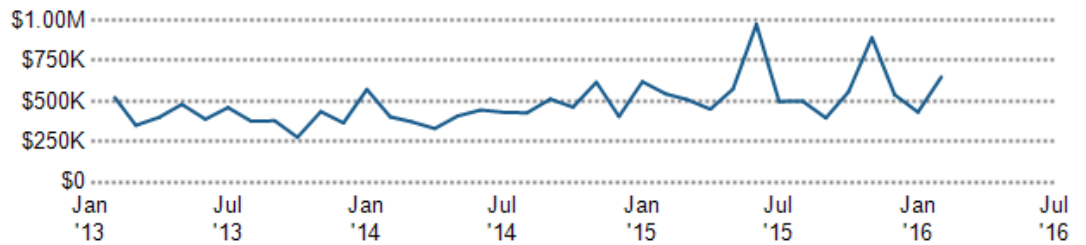|	33154	Miami Beach	Miami-Dade County	Florida	United States
Median Estimated Home Value	$684K	$422K	$254K	$174K	$319K
Estimated Home Value 12-Month Change	23.2%	5%	11%	9.9%	–
Median List Price	$499K	$325K	$265K	$220K	$82.9K
List Price 1-Month Change	0.8%	0.2%	0.3%	0.5%	3.6%
List Price 12-Month Change	8.5%	8.5%	15.2%	15.1%	−1.9%
Median Home Age	43	45	39	32	–
Own	59%	36%	55%	66%	64%
Rent	41%	64%	45%	34%	36%
$ Value of All Buildings for which Permits Were Issued	–	–	$395M	$7.82B	$102B
% Change in Permits for All Buildings	–	–	64%	13%	2%
% Change in $ Value for All Buildings	–	–	57%	15%	7%

Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.
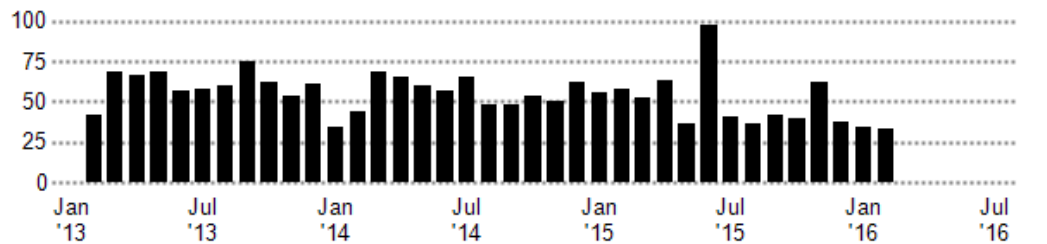
Data Source: Public records data

Update Frequency: Monthly

■ Median Sales Price
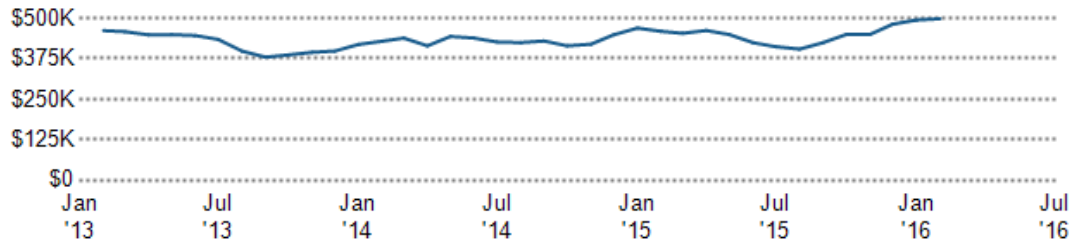■ Sales Volume

Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

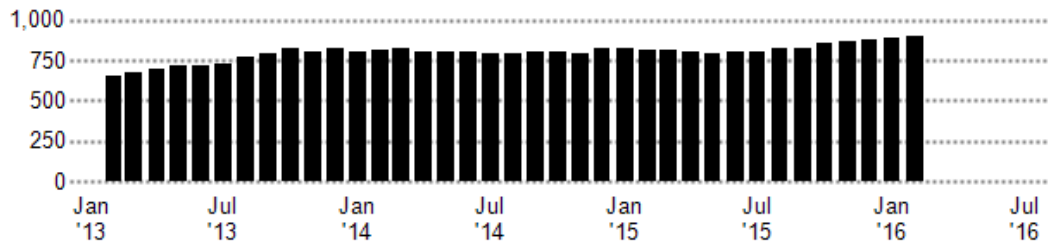Data Source: On- and off-market listings sources

Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price

Listing Volume

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Range

Price Range	Count
> $1100K	51
$1000K - $1100K	3
$900K - $1000K	8
$800K - $900K	16
$700K - $800K	18
$600K - $700K	21
$500K - $600K	19
< $500K	113

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Per Sq Ft

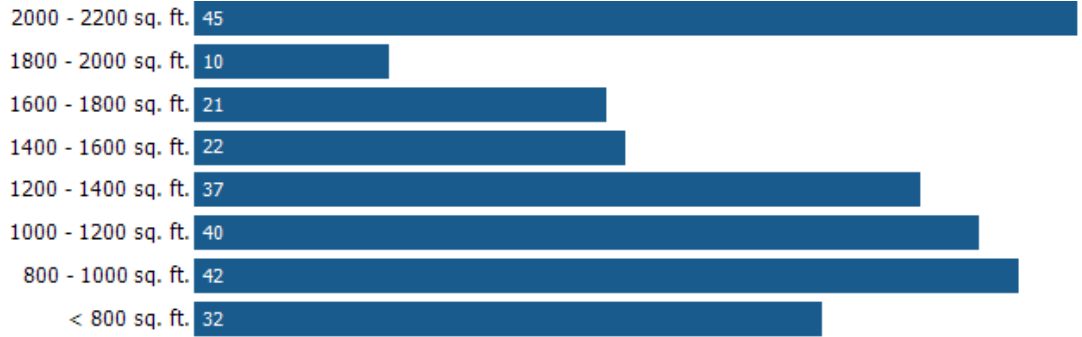| Price Per Sq Ft	Count
> $800	41
$700 - $800	9
$600 - $700	24
$500 - $600	21
$400 - $500	50
$300 - $400	36
$200 - $300	43
< $200	25

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count By Living Area

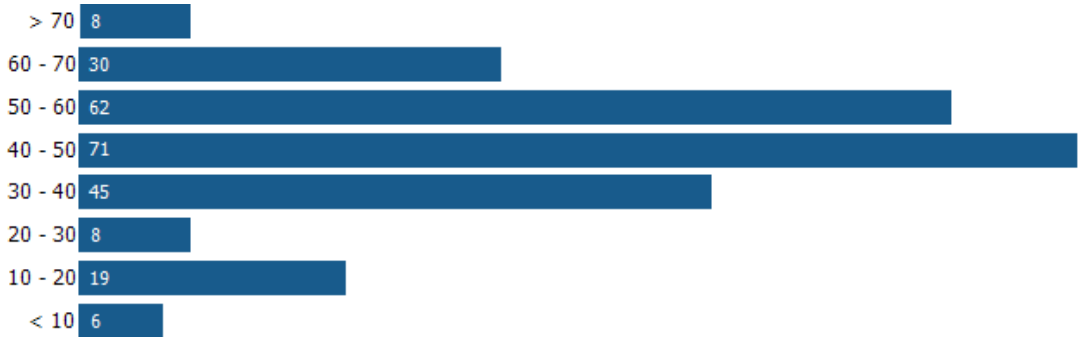| Size	Count
2000 - 2200 sq. ft.	45
1800 - 2000 sq. ft.	10
1600 - 1800 sq. ft.	21
1400 - 1600 sq. ft.	22
1200 - 1400 sq. ft.	37
1000 - 1200 sq. ft.	40
800 - 1000 sq. ft.	42
< 800 sq. ft.	32

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count by Age of House

Age	Count
> 70	8
60 - 70	30
50 - 60	62
40 - 50	71
30 - 40	45
20 - 30	8
10 - 20	19
< 10	6

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count by Bedroom

Bedrooms	Count
5	3
4	4
3	34
2	90
1	85

Neighborhood: People Stats and Charts

	33154	Miami Beach	Miami-Dade County	Florida	United States
Population	15.7K	90.7K	2.6M	19.4M	314M
Population Density per Sq Mi	7.33K	11.9K	1.37K	361	–
Population Change since 2000	6.9%	3%	15.4%	21.1%	11.6%
Median Age	43	40	39	41	37
Male / Female Ratio	49%	52%	49%	49%	49%
High School Graduate	17%	20%	28%	30%	28%
2-Year Degree	24%	23%	25%	30%	29%
Bachelor Degree	30%	24%	17%	17%	18%
Post-graduate Degree	23%	19%	10%	10%	11%

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 33154

Toddlers	1,131
Elementary School	1,084
Middle School	962
High School	354

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 33154

18-20	193
21-24	445
25-34	1,596
35-54	4,538
55-64	1,615
65-74	1,615
75 or Older	2,205

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census
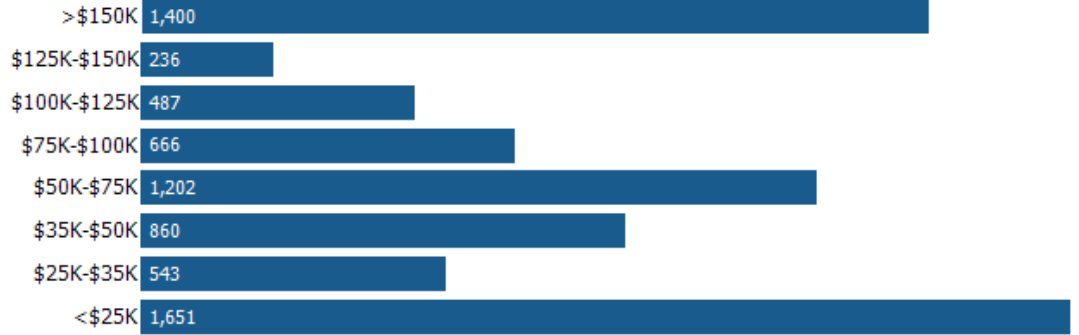
Update Frequency: Annually

■ 33154

Married with Children	1,020
Married without Children	1,863
Single with Children	425

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

▮ 33154

Bracket	Value
>$150K	1,400
$125K-$150K	236
$100K-$125K	487
$75K-$100K	666
$50K-$75K	1,202
$35K-$50K	860
$25K-$35K	543
<$25K	1,651

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2014 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually

Votes Democrat	61.7%
Votes Republican	37.9%

Neighborhood: Economic Stats and Charts

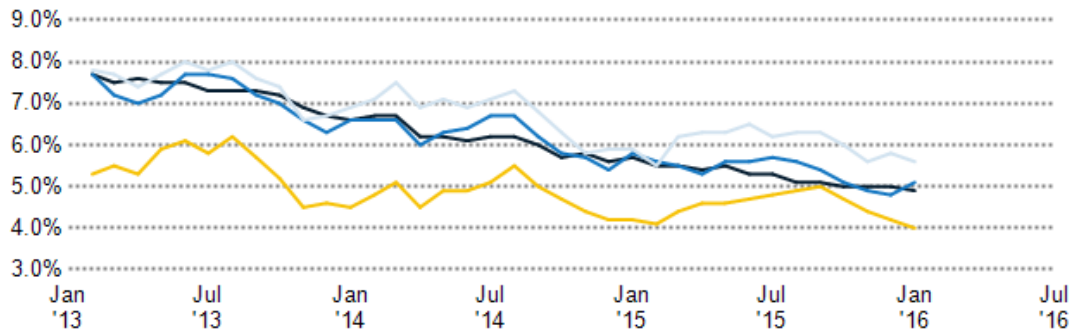|	33154	Miami Beach	Miami-Dade County	Florida	United States
Income Per Capita	–	$43,243	$23,433	$26,499	$28,555
Median Household Income	$59,744	$42,547	$43,099	$47,212	$53,482
Unemployment Rate	–	4%	5.6%	5.1%	4.9%
Unemployment Number	–	2.23K	75.8K	493K	7.79M
Employment Number	–	54.1K	1.27M	9.22M	151M
Labor Force Number	–	56.3K	1.35M	9.71M	158M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.
Data Source: Bureau of Labor Statistics
Update Frequency: Monthly

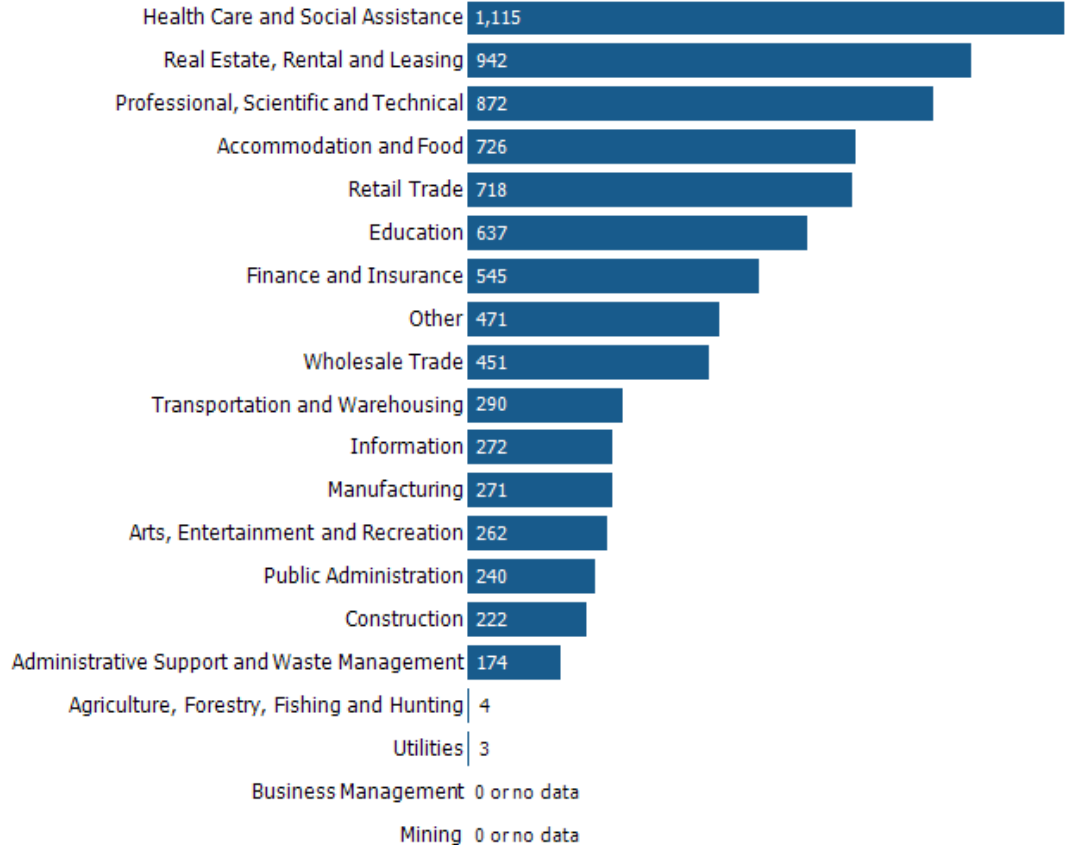- Miami Beach
- Miami-Dade County
- Florida
- United States

Occupational Categories

This chart shows categories of employment within an area.
Data Source: U.S. Census
Update Frequency: Annually

- 33154

Health Care and Social Assistance	1,115
Real Estate, Rental and Leasing	942
Professional, Scientific and Technical	872
Accommodation and Food	726
Retail Trade	718
Education	637
Finance and Insurance	545
Other	471
Wholesale Trade	451
Transportation and Warehousing	290
Information	272
Manufacturing	271
Arts, Entertainment and Recreation	262
Public Administration	240
Construction	222
Administrative Support and Waste Management	174
Agriculture, Forestry, Fishing and Hunting	4
Utilities	3
Business Management	0 or no data
Mining	0 or no data

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 33154

	33154	Miami Beach	Miami-Dade County	Florida	United States
Elevation (in feet)	5	6	5	–	–
Annual Rainfall (in inches)	60	57.59	59.83	56.46	–
Annual Snowfall (in inches)	0	0	0	0.06	–
Days of Full Sun (per year)	83	83	83	98	–
Travel Time to Work (in minutes)	–	25	29	26	26
Water Quality - Health Violations	–	–	0	–	–
Water Quality - Monitoring and Report Violations	–	–	11.86	–	–
Superfund Sites	0	0	15	85	2,302
Brownfield Sites	No	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ 33154

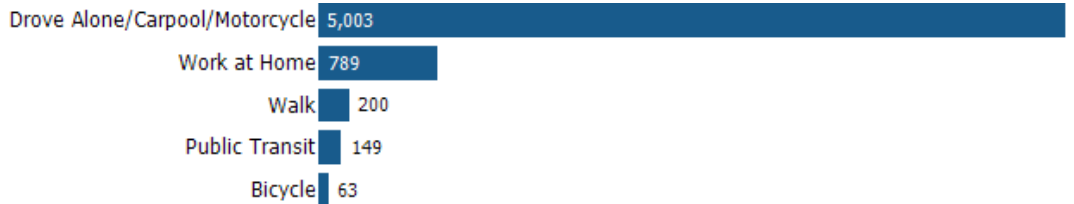|	
<15 Minutes	22.7%
15-30 Minutes	24.6%
30-45 Minutes	32.5%
45-60 Minutes	11.6%
>1 Hour	8.6%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

Drove Alone/Carpool/Motorcycle	5,003
Work at Home	789
Walk	200
Public Transit	149
Bicycle	63

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

Avg. January Min. Temp	55
Avg. January Max. Temp	75
Avg. July Min. Temp	70
Avg. July Max. Temp	85

Walkability Scores (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.
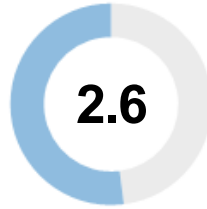
Data Source: Maponics

Update Frequency: Quarterly

Overall Score

2.5

Amenity Score

2.6

Leisure Score

2.6