



COMPARABLE MARKET ANALYSIS REPORT

Generated on
02/08/2025

By
Test Account / test6314464@gmail.com

Subject Property
15160 SW 23rd St, Miami, FL 33185

Status
For Sale

Price
\$575,000



Subject Property Address**15160 SW 23rd St, Miami, FL 33185**

Subject Price	Price/Sqft	Status
\$575,000	\$303	For Sale
Estimated Value	Estimate-to-Price Difference	
-	-	

Subject Property Details

Property Type	Townhome	Year Built	2004
Beds	3	Garage	1 Garage Spaces
Baths	2.5	Stories	-
Size	1,899 Sqft	County	Miami-Dade County
Lot Size	1,540 Sqft	APN	3049090072540

Transaction History

Date	Event	Price
Feb 07, 2025	Listed MARMLSA11741016	\$575,000
Jul 06, 2016	Sold (Public Records) Public Records	\$292,000
May 17, 2010	Sold (Public Records) Public Records	\$190,000
May 05, 2010	Sold (MLS) MARMLSD1356646	\$190,000

Sold Comparables

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
Address	15160 SW 23rd St, Miami, FL 33185	14561 13th Ter, Miami, FL 33184	14843 35th Ln, Miami, FL 33185	14760 35th Ln, Miami, FL 33185	2720 154th Ct, Miami, FL 33185	2905 145th Ave, Miami, FL 33175
Distance	-	0.84 miles	0.82 miles	0.88 miles	0.42 miles	0.72 miles
Listing Status	For Sale	SOLD	SOLD	SOLD	SOLD	SOLD
Property Type	Townhome	Single Family	Single Family	Single Family	Single Family	Single Family
Sale Date	Jul 06, 2016	JAN 29, 2025	DEC 05, 2024	OCT 16, 2024	OCT 01, 2024	SEP 25, 2024
Sale Price	\$575,000	\$670,000	\$700,000	\$730,000	\$720,000	\$720,000
Sale Price/ft²	\$303	\$430 /Sqft	\$474 /Sqft	\$416 /Sqft	\$419 /Sqft	\$371 /Sqft
Bedrooms	3	3	3	3	3	3
Bathrooms	2.5	2.0	2.0	2.5	2.5	2.5
Property Sqft	1,899 Sqft	1,685 Sqft	1,539 Sqft	1,828 Sqft	1,789 Sqft	1,941 Sqft
Lot Sqft	1,540 Sqft	5,000 Sqft	6,000 Sqft	5,000 Sqft	5,348 Sqft	6,003 Sqft
Year Built	2004	2006	2003	2006	2004	2003
Active D.O.M.	1	63	66	32	131	106
HOA Fee	-	-	-	-	\$215 /mo	-
Garage Spaces	1	1	-	2	2	1
Stories	-	1	1	1	1	1
Estimate Value	-	\$718,000	\$723,000	\$750,836	\$739,000	\$719,739
Climate Risks						
Flood Factor	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
Fire Factor	Severe	Severe	Severe	Severe	Severe	Severe
Heat Factor	Extreme	Extreme	Extreme	Extreme	Extreme	Extreme
Wind Factor	Extreme	Extreme	Extreme	Extreme	Extreme	Extreme
Air Factor	Minor	Minor	Minor	Minor	Minor	Minor

Sold Comparables (continued)

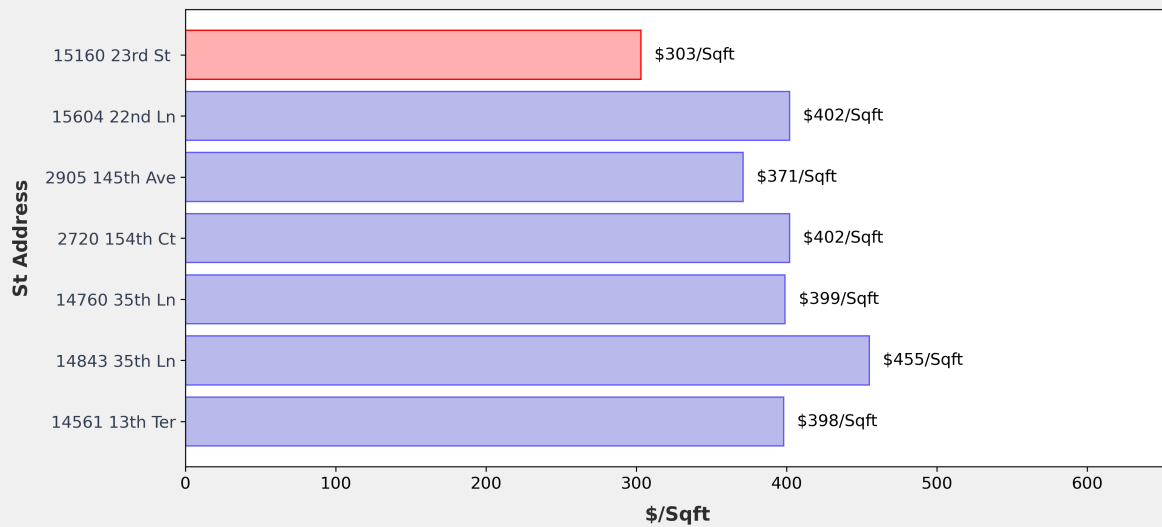
	Subject	Comp 6
		
Address	15160 SW 23rd St, Miami, FL 33185	15604 22nd Ln, Miami, FL 33185
Distance	-	0.46 miles
Listing Status	For Sale	SOLD
Property Type	Townhome	Single Family
Sale Date	Jul 06, 2016	SEP 18, 2024
Sale Price	\$575,000	\$650,000
Sale Price/ft ²	\$303	\$414 /Sqft
Bedrooms	3	3
Bathrooms	2.5	2.0
Property Sqft	1,899 Sqft	1,618 Sqft
Lot Sqft	1,540 Sqft	5,500 Sqft
Year Built	2004	2005
Active D.O.M.	1	99
HOA Fee	-	-
Garage Spaces	1	1
Stories	-	1
Estimate Value	-	\$682,091
Climate Risks		
Flood Factor	Minimal	Minimal
Fire Factor	Severe	Severe
Heat Factor	Extreme	Extreme
Wind Factor	Extreme	Extreme
Air Factor	Minor	Minor

Comps Analysis

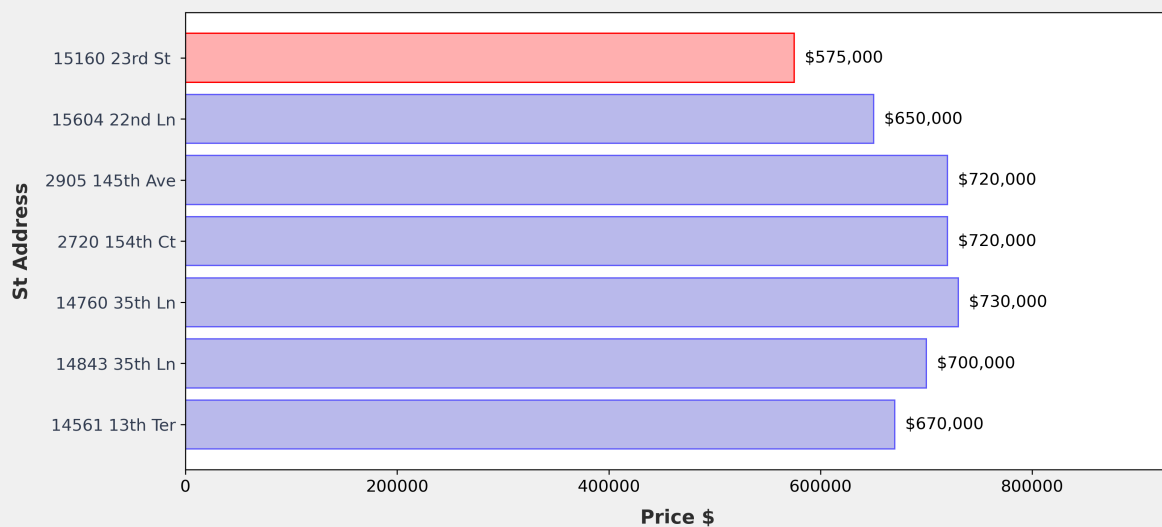
Total Comps	6	Median Property Size	1,737 Sqft
Median List Price	\$727,500	Median Lot Size	5,424 Sqft
Median Sold Price	\$710,000	Median Year Built	2004
Median Sold \$/Sqft	\$400 /Sqft	Median DOM	82.5 Days

● Subject Property ● Comps

Comps \$/Sqft



Comps Sold \$

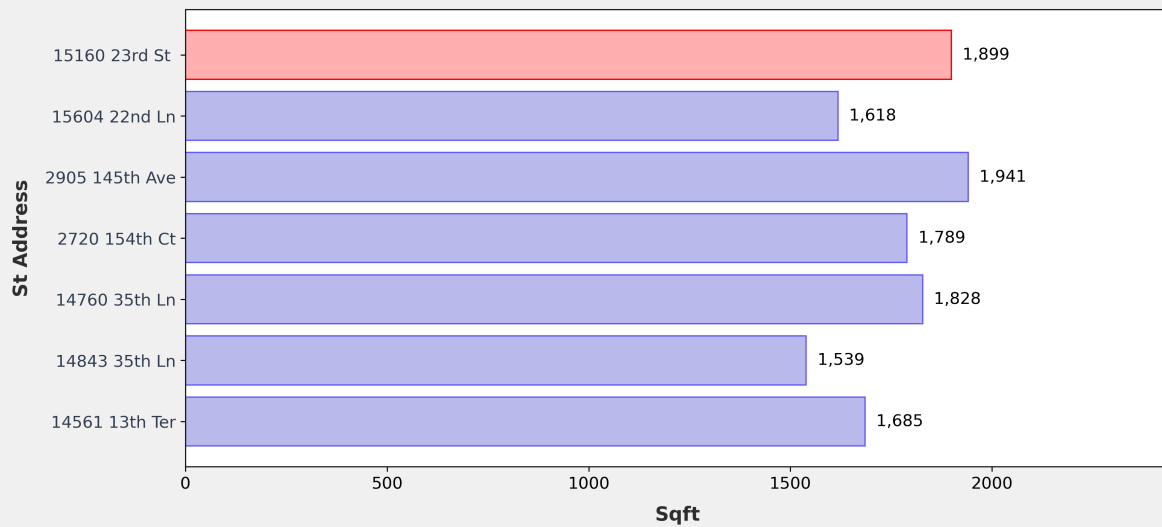


Comps Analysis (continued)

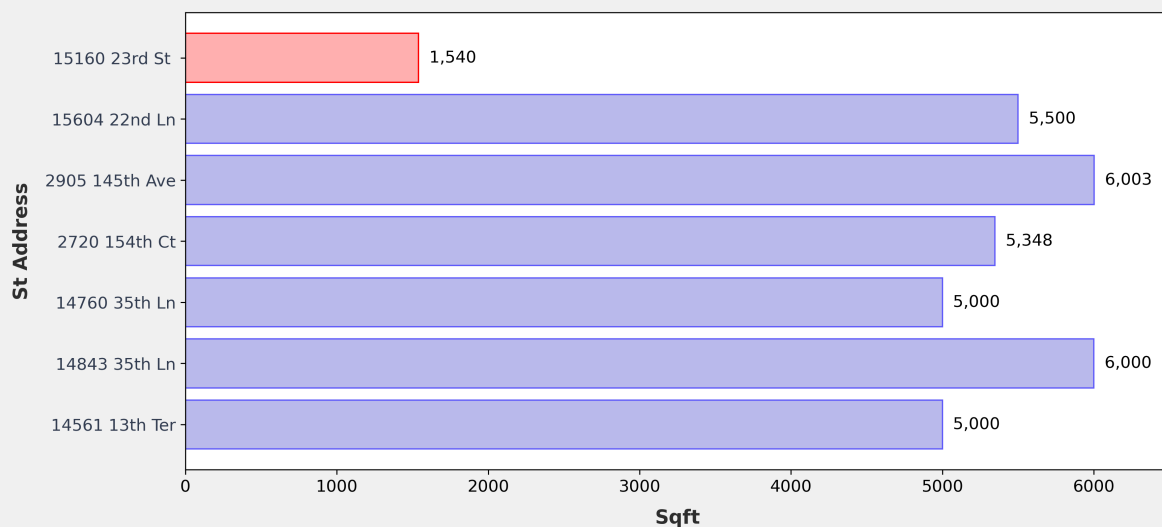
Total Comps	6	Median Property Size	1,737 Sqft
Median List Price	\$727,500	Median Lot Size	5,424 Sqft
Median Sold Price	\$710,000	Median Year Built	2004
Median Sold \$/Sqft	\$400 /Sqft	Median DOM	82.5 Days

● Subject Property ● Comps

Comps Property Size

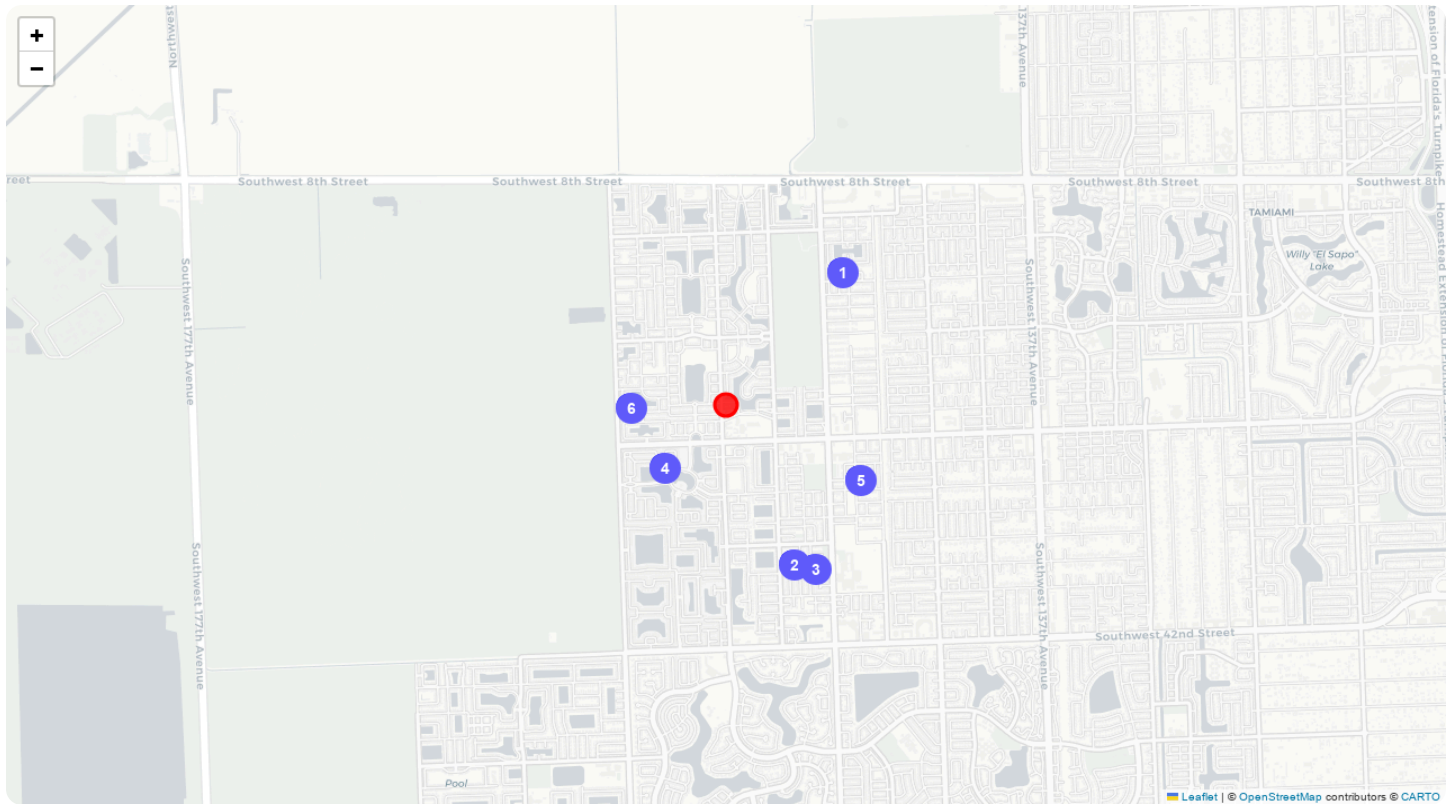


Comps Property Lot Size



Comps Map Overview

● Subject Property ● Comps



Comp	Address	Distance	Status	Price	Price/Sqft	Sold Date	Beds	Baths	Size	Lot Size	Year Built
-	15160 23rd St	-	For Sale	\$575,000	\$303	-	3	2.5	1,899 ft ²	1,540 ft ²	2004
1	14561 13th Ter	0.84 miles	SOLD	\$670,000	\$398 /ft ²	JAN 29, 2025	3	2.0	1,685 ft ²	5,000 ft ²	2006
2	14843 35th Ln	0.82 miles	SOLD	\$700,000	\$455 /ft ²	DEC 05, 2024	3	2.0	1,539 ft ²	6,000 ft ²	2003
3	14760 35th Ln	0.88 miles	SOLD	\$730,000	\$399 /ft ²	OCT 16, 2024	3	2.5	1,828 ft ²	5,000 ft ²	2006
4	2720 154th Ct	0.42 miles	SOLD	\$720,000	\$402 /ft ²	OCT 01, 2024	3	2.5	1,789 ft ²	5,348 ft ²	2004
5	2905 145th Ave	0.72 miles	SOLD	\$720,000	\$371 /ft ²	SEP 25, 2024	3	2.5	1,941 ft ²	6,003 ft ²	2003
6	15604 22nd Ln	0.46 miles	SOLD	\$650,000	\$402 /ft ²	SEP 18, 2024	3	2.0	1,618 ft ²	5,500 ft ²	2005

Property URLs

Comp	Address	Property URL
-	15160 23rd St	https://www.redfin.com/FL/Miami/15160-SW-23rd-St-33185/home/43309305
1	14561 13th Ter	https://www.realtor.com/realestateandhomes-detail/6417632961
2	14843 35th Ln	https://www.realtor.com/realestateandhomes-detail/5057280847
3	14760 35th Ln	https://www.realtor.com/realestateandhomes-detail/6004040735
4	2720 154th Ct	https://www.realtor.com/realestateandhomes-detail/6284721791
5	2905 145th Ave	https://www.realtor.com/realestateandhomes-detail/5292100277
6	15604 22nd Ln	https://www.realtor.com/realestateandhomes-detail/5888260801

Glossary

Comparable Properties	<p>All nearby comparable properties individually chosen by the user from Plexerr according to their similarity to the subject property's locational and physical characteristics.</p> <p>Source: Plexerr, Public Record, Redfin, Realtor</p>																				
Days on Market (DOM)	<p>The number of days between a property's listing date and its sale date for all selected property listings.</p> <p>Source: Plexerr, Public Record, Redfin, Realtor</p>																				
Estimate Value	<p>The most recent available price estimate based on either Redfin's Estimate or Realtor's RealEstimate[®]. Plexerr does not own or endorse the data provided by Redfin or Realtor.com. Price estimates are sourced from publicly available information, including Redfin's Estimate and Realtor's RealEstimate[®]. All trademarks are the property of their respective owners.</p> <p>Source: Redfin, Realtor</p>																				
Climate Risks	<p>A property's Climate Risk Factors are based on the First Street Flood Model, a nationwide model that determines the potential different climate risks for properties in the contiguous US up to 30 years out from today.</p> <p>Each factor uses a simple risk score range from 1-10 for the individual property</p> <table><tr><td>Minimal</td><td>Minor</td><td>Moderate</td><td>Moderate</td><td>Major</td><td>Major</td><td>Severe</td><td>Severe</td><td>Extreme</td><td>Extreme</td></tr><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr></table> <p>Source: Redfin, Realtor, First Street Foundation[®]</p>	Minimal	Minor	Moderate	Moderate	Major	Major	Severe	Severe	Extreme	Extreme	1	2	3	4	5	6	7	8	9	10
Minimal	Minor	Moderate	Moderate	Major	Major	Severe	Severe	Extreme	Extreme												
1	2	3	4	5	6	7	8	9	10												
Data Sources	<p>Plexerr sources up-to-date data from county recorders, local MLS, and public records available on leading real estate platforms like Redfin and Realtor. Recency of certain data is reflected by the effective date on the report. We use this data combined with Plexerr's analytics to bring you the most comprehensive, simple and accurate CMA reports for every property.</p>																				
Disclaimer	<p>This CMA report is provided solely for general business information purposes. No advisory, fiduciary or other relationship is created by any acceptance or use of this CMA report. The inclusion of this CMA report with any other materials does not constitute an endorsement by Plexerr of any third party or any third party's products or services. The valuation and financial information, conclusions and other information contained in this CMA report are based upon publicly available information for accuracy. However, such information and conclusions are not definitive forecasts, appraisals or opinions of valuations. Such information and conclusions are not guaranteed by Plexerr and should not be construed as a certified appraisal or valuation, or investment advice, or relied upon for critical decision making. Plexerr uses or has used public data and assumptions provided by third parties, and Plexerr has not independently verified the data and assumptions used in these analyses or data sets. Attributes for properties may be inaccurate because county assessor and MLS data does not always include recent additions and/or modifications to property structure. Changes in the underlying data or operating assumptions, or any loss of access to any one or more sources will clearly impact the analyses, information and conclusions set forth in this CMA Report.</p>																				