

CMA - Certified Market Analysis

Closed Sales TTM ended May 3, 2026

Subject Property: 285 NE 55th Street, Miami, FL Build: 5 Units

Closing Date	Address	City	LAND SF	Sale Price	SP\$/SqFt	Units to Develop	\$P/Unit Land Cost	Implied Subject Value
10/6/2025	454 NE 58th St	Miami	13,347	\$2,000,000	\$149.9	21	95238.09524	\$ 476,190
6/20/2025	254 NW 52nd St	Miami	7,200	\$700,000	\$97.2	2	350000	\$ 1,750,000
3/19/2026	5650 N Miami Ave	Miami	5,670	\$395,000	\$69.7	2	197500	\$ 987,500
7/11/2025	97 NE 60th St	Miami	5,283	\$340,000	\$64.4	2	170000	\$ 850,000
6/16/2025	7733 NW 2nd Ct	Miami	6,450	\$270,000	\$41.9	2	135000	\$ 675,000
9/25/2025	161 NE 58th St	Miami	4,250	\$245,000	\$57.7	2	122500	\$ 612,500

Average Value	\$ 891,865
Median Value	\$ 762,500

Note: Information is from the MLS pulled on May 03, 2026. All information is subject to errors, omissions, withdrawal and change without notice. Buyers should perform their own market analysis and due diligence prior to purchasing.