

# LAS OLAS Lifestyle

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\$4.95



As Genuine  
As They Come

**MICHAEL SCHWARTZ LOOKS  
BACK ON A KITCHEN CAREER  
THAT'S MADE HIM A HOUSEHOLD  
NAME IN SOUTH FLORIDA**



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### How long do you see this hot market continuing?

That's a difficult question to answer as it could depend on so many variables. The current market is a result of excessive demand and low inventory, as well as historic low interest rates. With rates being so low, buyers have more options and buying power. We are seeing this in virtually every real estate category - single family homes, townhomes, condominiums and investment properties. Until we have enough inventory to meet the demand, or interest rates increase, this hot market will most likely continue.

### What areas and price ranges are in the greatest demand?

My focus is typically East Fort Lauderdale Luxury Oceanfront and Waterfront properties, which are currently experiencing very high demand. The price range is anywhere from \$1,000,000 to over

\$5,000,000 and there is high demand above that range depending on the amenities, number of bedrooms, and the oceanfront/waterfront views of the property.

### What are the best home buys/investments in the market currently?

If you can find a single family home or a condominium that's in good condition and with features such as large square footage and an updated interior for less than \$1,000,000, then that would be a great deal! As the supply for single family homes gets tighter, we are seeing a demand for luxury condominiums increasing, which is creating some alternative opportunities for investors since the rental market is in very high demand.