

# Market Report

May, 2019



## Bay House

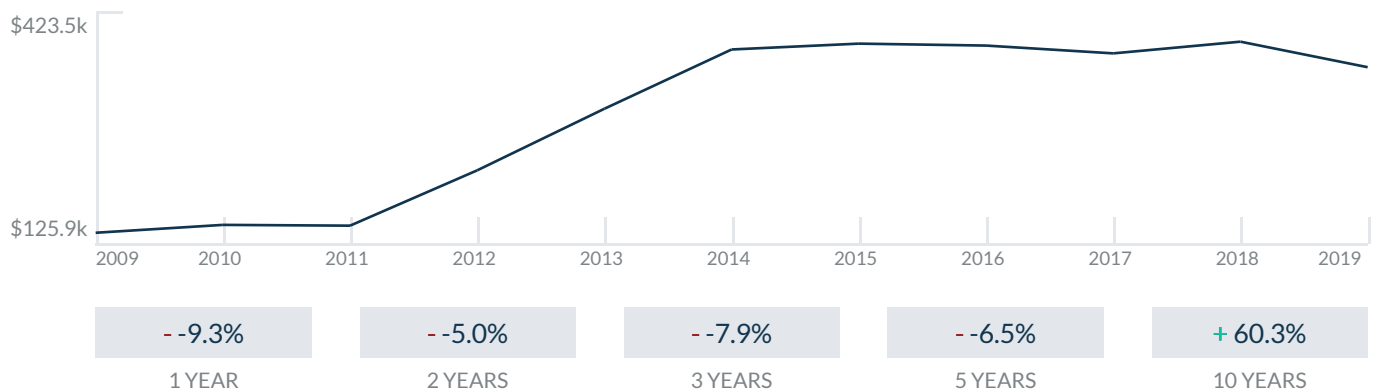
600 NE 27th St  
Miami, FL 33137

Every month we compile this comprehensive market report focus on Bay House in this convenient and easy to read format. Our data comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [bayhousecondosforsale.com](http://bayhousecondosforsale.com).

## Property Stats

POSTAL CODE 33137

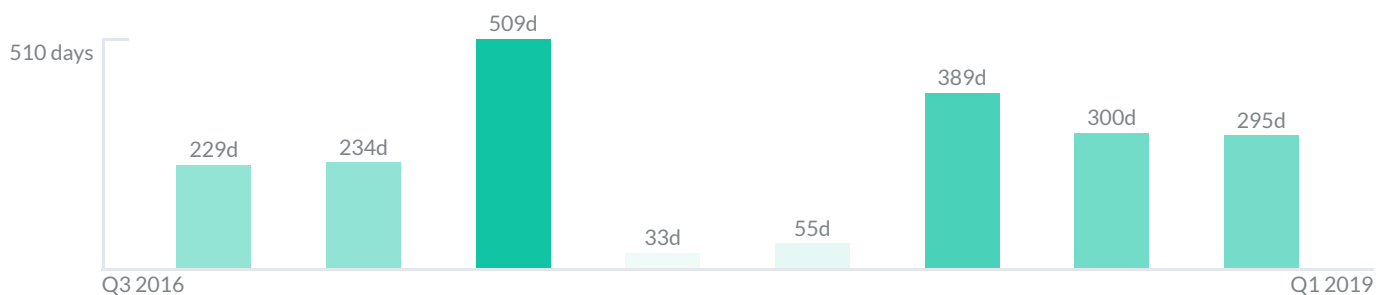
The property stats graph represents the median price evolution since ten years in your postal code area.



## Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



# Mortgage Rates

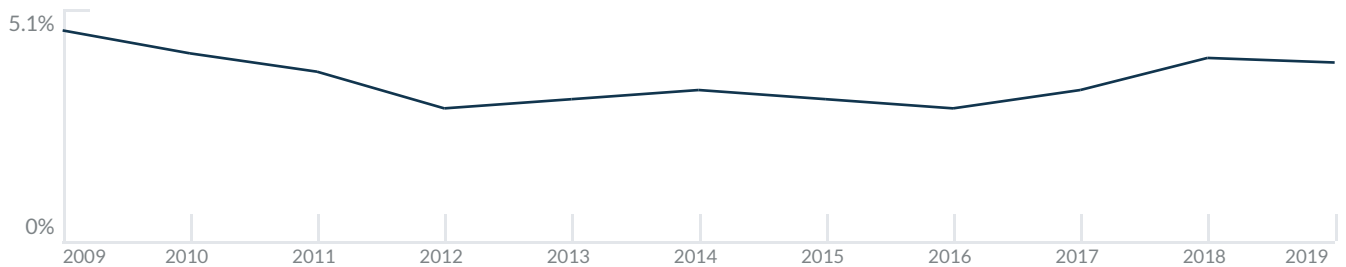
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies in Music	De Hostos Youth Leadership Charter School	Artistic Culture Senior High School
10/10	1/10	10/10

# Insights

IN BAY HOUSE

Below the average listing prices of available unit per property type.

3 BED

**\$739,000**  
AVERAGE PRICE

22 FOR SALE  
10 FOR RENT

4 BED

**\$1,800,000**  
AVERAGE PRICE

2 FOR SALE  
1 FOR RENT

**-0.3% to 4.2%**

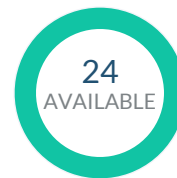
CAP RATE

Yearly net income when rent

**3.3%**

NEGOTIABILITY

What you can negotiate



Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Bay House



\$3,400



UNIT 2204

RENTED | APR 2019



\$2,950



UNIT 1104

RENTED | FEB 2019



\$3,900



UNIT LPH2

RENTED | JAN 2019

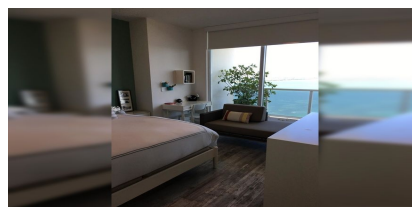


\$3,500



UNIT 2503

RENTED | FEB 2019



\$3,600



UNIT 2103

RENTED | FEB 2019



\$4,900



UNIT LPH5

RENTED | DEC 2018

## Sold

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LAST 20 PROPERTIES SOLD IN BAY HOUSE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2605	\$625,000	3/2	\$373.4	1,674	Feb 2019	301
103	\$479,000	3/2	\$217.2	2,205	Feb 2019	289
2703	\$640,000	3/3	\$388.8	1,646	Nov 2018	300
702	\$595,000	3/3	\$376.3	1,581	May 2018	389
405	\$619,999	3/2	\$363.8	1,704	Mar 2018	98
803	\$585,000	3/3	\$355.4	1,646	Jan 2018	11
2803	\$590,000	2/3	\$384.4	1,535	Dec 2017	33
2102	\$720,000	3/3	\$449.7	1,601	Mar 2017	614
PH-2	\$1,390,000	4/4	\$502.5	2,766	Mar 2017	403
2404	\$630,000	3/3	\$397.7	1,584	Nov 2016	99
1001	\$680,000	3/2	\$394.2	1,725	Nov 2016	485
2202	\$549,000	3/3	\$342.9	1,601	Oct 2016	117
2505	\$640,000	3/2	\$382.3	1,674	Sep 2016	229
3504	\$880,900	3/3	\$557.2	1,581	Sep 2015	72
1602	\$699,000	3/3	\$436.6	1,601	Sep 2015	87

## Rented

LAST 20 PROPERTIES RENTED IN BAY HOUSE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1104	\$2,950	3/3	\$2.1	1,432	Apr 2019	59
LPH2	\$3,900	3/3	\$2.7	1,435	Apr 2019	101
2503	\$3,500	3/3	\$2.3	1,535	Apr 2019	56
2103	\$3,600	3/3	\$2.3	1,535	Mar 2019	21
LPH5	\$4,900	3/2	\$3.3	1,505	Mar 2019	67
3203	\$3,900	3/3	\$2.5	1,535	Mar 2019	42
1505	\$3,450	3/2	\$2.1	1,674	Mar 2019	49
3001	\$4,000	3/2	\$2.6	1,547	Mar 2019	82
2701	\$3,650	3/2	\$2.4	1,547	Feb 2019	124
3004	\$3,600	3/3	\$2.5	1,432	Feb 2019	94
3202	\$3,650	3/3	\$2.5	1,435	Feb 2019	78
2703	\$3,750	3/3	\$2.4	1,535	Jan 2019	36
1504	\$4,100	3/3	\$2.6	1,584	Nov 2018	63
2302	\$3,600	3/3	\$2.3	1,581	Nov 2018	30
2401	\$3,900	3/3	\$2.5	1,547	Oct 2018	26
3502	\$4,000	3/3	\$2.5	1,581	Sep 2018	105
3403	\$3,800	2/3	\$2.5	1,535	Sep 2018	6
TH-2	\$4,800	4/3	\$1.8	2,600	Aug 2018	57
2205	\$3,800	3/2	\$2.5	1,505	Aug 2018	16
2102	\$3,500	3/3	\$2.4	1,435	Jul 2018	12

## Currently Listed

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ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH1	\$2,800,000	4/5	\$988.7	2832	Dec 2018	N/A
PH1	\$13,500/mth	4/5	\$4.8	2832	Dec 2018	N/A
TH-102	\$799,000	4/3	\$307.3	2600	Jan 2019	N/A
N/A	\$3,800/mth	3/3	\$2.5	1535	May 2019	N/A
401	\$738,000	3/2	\$422.0	1749	Feb 2018	N/A
401	\$3,900/mth	3/2	\$2.2	1749	Dec 2018	N/A
803	\$610,000	3/3	\$397.4	1535	Mar 2019	N/A
1002	\$3,400/mth	3/3	\$2.4	1435	Jan 2019	N/A
1004	\$510,000	3/3	\$356.1	1432	Feb 2019	N/A
1101	\$785,000	3/3	\$455.1	1725	Jan 2019	N/A
1404	\$3,400/mth	3/3	\$2.4	1432	Feb 2019	N/A
1603	\$565,000	3/3	\$368.1	1535	Mar 2019	N/A
1703	\$790,000	3/3	\$480.0	1646	Oct 2016	N/A
1703	\$3,950/mth	3/3	\$2.6	1535	Mar 2019	N/A
1704	\$650,000	3/3	\$453.9	1432	Jun 2018	N/A
1705	\$615,000	3/2	\$408.6	1505	Dec 2017	N/A
2101	\$795,000	3/2	\$513.9	1547	Aug 2017	N/A
2101	\$4,100/mth	3/2	\$2.7	1547	Apr 2019	N/A
2103	\$785,000	3/3	\$511.4	1535	Dec 2018	N/A
2202	\$589,000	3/3	\$410.5	1435	Dec 2017	MICHAEL DES...

## Currently Listed

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ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2304	\$829,900	3/3	\$523.9	1584	Jul 2015	N/A
2403	\$598,800	3/3	\$390.1	1535	May 2019	N/A
2405	\$945,000	3/2	\$563.5	1677	Feb 2016	N/A
2504	\$650,000	3/3	\$453.9	1432	Mar 2019	N/A
2705	\$3,650/mth	3/2	\$2.2	1674	Feb 2019	N/A
2705	\$657,900	3/2	\$393.0	1674	May 2019	N/A
2805	\$950,000	3/2	\$566.5	1677	May 2018	N/A
3102	\$3,450/mth	3/3	\$2.2	1581	Apr 2019	N/A
3105	\$900,000	3/2	\$537.6	1674	Jun 2015	N/A
3203	\$685,000	3/3	\$446.3	1535	Jun 2018	N/A
3204	\$695,000	3/3	\$438.8	1584	Oct 2015	N/A
3204	\$3,400/mth	3/3	\$2.4	1432	Dec 2018	N/A
3205	\$719,817	3/2	\$430.0	1674	Mar 2019	N/A
3301	\$1,200,000	3/2	\$695.7	1725	Jun 2015	N/A
3501	\$4,100/mth	3/2	\$2.7	1547	May 2019	N/A