

Market Report

March, 2020



Bay House

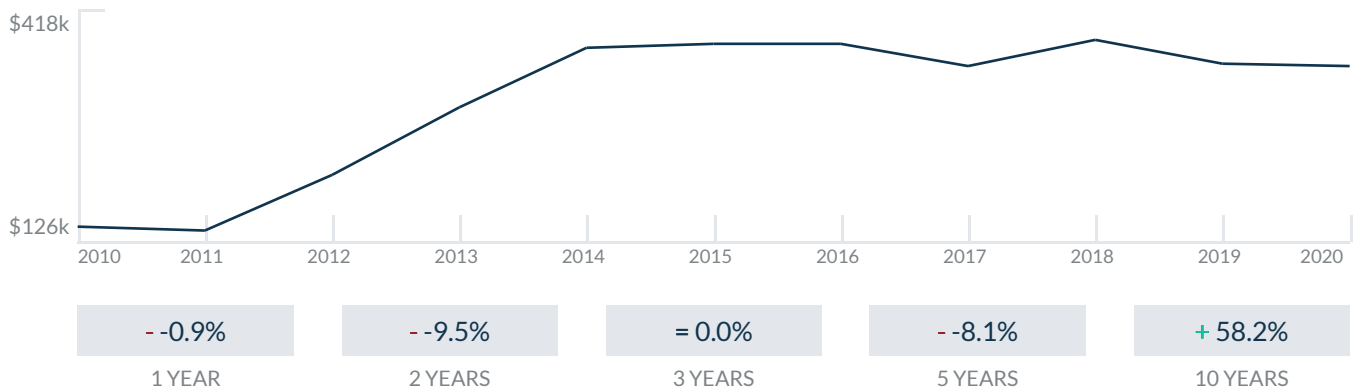
600 NE 27th St
Miami, FL 33137

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.

Property Stats

POSTAL CODE 33137

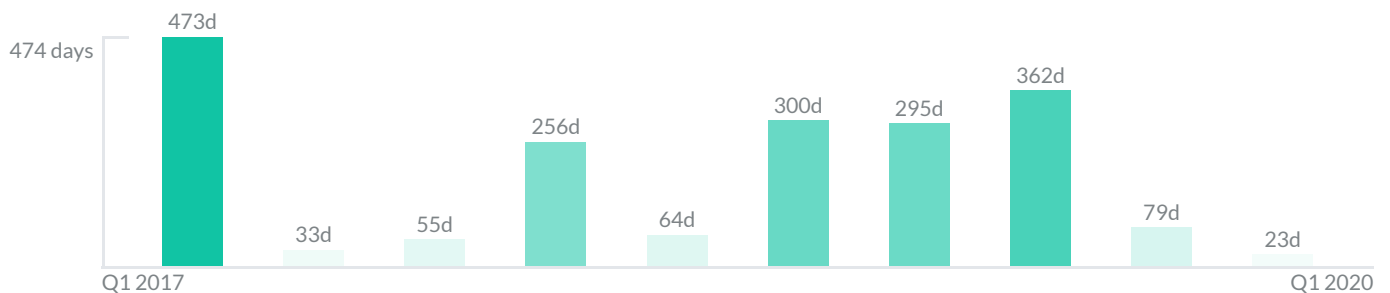
The property stats graph represents the median price evolution since ten years in your postal code area.



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

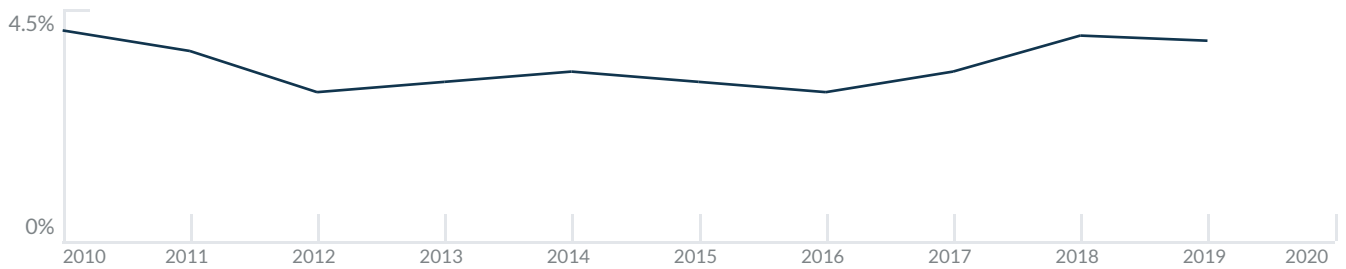
PER YEAR

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©

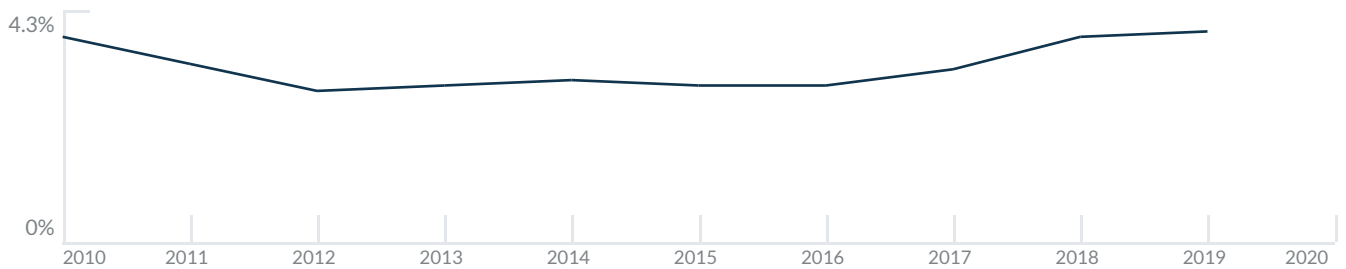
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

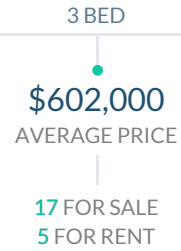
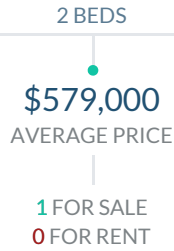
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

School Name	Rating
School For Advanced Studies	10/10
Aspiracion Walford	10/10
Middle School De Hostos Youth Leadership	1/10
Design Charter School	10/10
Artistic Culture Senior High School	10/10

Insights

IN BAY HOUSE

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



-2% to 7%
CAP RATE
Yearly net income when rent

6.2%
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

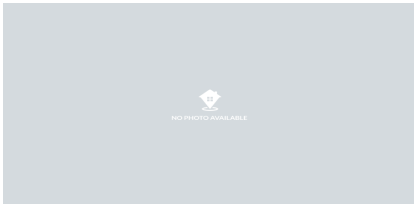


\$529,000

UNIT 2403

SOLD | FEB 2020

3 Bath 3 Bed




\$3,700

UNIT 1705

RENTED | FEB 2020

3 Bath 3 Bed




\$3,550

UNIT 2902

SOLD | FEB 2020

3 Bath 3 Bed




\$3,700

UNIT LPH2

RENTED | FEB 2020

3 Bath 3 Bed

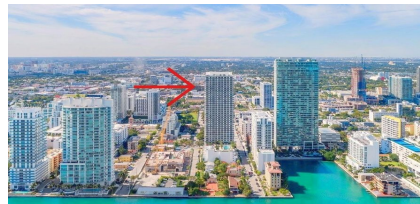


\$3,450

UNIT 904

RENTED | FEB 2020

3 Bath 3 Bed



\$3,800

UNIT 2703

RENTED | FEB 2020

3 Bath 3 Bed

Sold

LAST 20 PROPERTIES SOLD IN BAY HOUSE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2403	\$529,000	3/3	\$344.6	1,535	Feb 2020	13
2902	\$3,550	3/3	\$2.5	1,435	Feb 2020	32
TH-102	\$759,900	4/4	\$292.3	2,600	Dec 2019	79
2705	\$657,900	3/3	\$393.0	1,674	Sep 2019	88
2202	\$589,000	3/3	\$410.5	1,435	Sep 2019	635
2605	\$625,000	3/3	\$373.4	1,674	Feb 2019	301
103	\$479,000	3/3	\$217.2	2,205	Feb 2019	289
2703	\$640,000	3/3	\$388.8	1,646	Nov 2018	300
2703	\$640,000	3/3	\$388.8	1,646	Nov 2018	300
1702	\$590,000	3/3	\$373.2	1,581	Jul 2018	64
702	\$595,000	3/3	\$376.3	1,581	May 2018	389
PH3	\$2,500,000	5/6	\$781.3	3,200	May 2018	123
405	\$619,999	3/3	\$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
PH-2	\$1,390,000	4/5	\$502.5	2,766	Mar 2017	403
2404	\$630,000	3/3	\$397.7	1,584	Nov 2016	99
2404	\$630,000	3/3	\$397.7	1,584	Nov 2016	99

Rented

LAST 20 PROPERTIES RENTED IN BAY HOUSE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1705	\$3,700	3/3	\$2.5	1,505	Feb 2020	17
LPH2	\$3,700	3/3	\$2.6	1,435	Feb 2020	120
904	\$3,450	3/3	\$2.4	1,432	Jan 2020	210
2703	\$3,800	3/3	\$2.5	1,535	Jan 2020	20
2205	\$3,900	3/3	\$2.6	1,505	Dec 2019	104
701	\$3,700	3/3	\$2.4	1,547	Nov 2019	65
3001	\$4,000	3/3	\$2.6	1,547	Nov 2019	120
1602	\$3,900	3/3	\$2.5	1,581	Nov 2019	30
LPH5	\$4,700	3/3	\$3.1	1,505	Nov 2019	60
2702	\$3,600	3/3	\$2.2	1,601	Nov 2019	91
PH1	\$13,500	4/6	\$4.8	2,832	Oct 2019	292
1003	\$3,500	3/3	\$2.3	1,535	Oct 2019	78
1803	\$3,675	3/3	\$2.4	1,535	Sep 2019	28
2104	\$3,850	3/3	\$2.7	1,432	Sep 2019	78
3302	\$4,100	3/3	\$2.6	1,581	Aug 2019	26
1501	\$3,500	3/3	\$2.3	1,547	Jul 2019	21
2601	\$4,200	3/3	\$2.7	1,547	Jul 2019	44
1703	\$3,900	3/3	\$2.5	1,535	Jul 2019	77
2002	\$3,400	3/3	\$2.4	1,435	Jul 2019	10
1002	\$3,400	3/3	\$2.4	1,435	Jul 2019	152

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
401	\$3,700/mth	3/3	\$2.1	1749	Feb 2020	
604	\$579,000	2/2	\$495.7	1168	Feb 2020	ROSA BARRIO...
803	\$601,500	3/3	\$391.9	1535	Feb 2020	ANIL LAL MAR...
903	\$495,000	3/3	\$322.5	1535	Feb 2020	BAY HOUSE G...
1004	\$489,900	3/3	\$342.1	1432	Feb 2020	ANDRES ABADI
1201	\$599,900	3/3	\$387.8	1547	Feb 2020	
1202	\$499,900	3/3	\$348.4	1435	Feb 2020	
1502	\$539,000	3/3	\$375.6	1435	Feb 2020	ILIANA F IAN...
1503	\$3,700/mth	3/3	\$2.4	1535	Feb 2020	NEILCO TRA...
1503	\$650,000	3/3	\$423.5	1535	Feb 2020	NEILCO TRA...
1505	\$518,000	3/3	\$344.2	1505	Feb 2020	WILLIAM T FI...
1603	\$565,000	3/3	\$368.1	1535	Feb 2020	
1703	\$740,000	3/3	\$449.6	1646	Feb 2020	
1802	\$3,700/mth	3/3	\$2.3	1601	Feb 2020	N/A
2103	\$785,000	3/3	\$511.4	1535	Nov 2019	MARIBEL SAR...
2305	\$3,800/mth	3/3	\$2.3	1677	Feb 2020	GERMAN E R...
2503	\$565,000	3/3	\$368.1	1535	Feb 2020	LAURA FONT...
2802	\$580,000	3/3	\$404.2	1435	Feb 2020	N/A
2901	\$3,900/mth	3/3	\$2.5	1547	Feb 2020	BRUMAS GLO...
3004	\$620,000	3/3	\$433.0	1432	Feb 2020	LUIS M VILLA

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3203	\$680,000	3/3	N/A	N/A	Feb 2020	PIERRE CHAR...
3601	\$778,800	3/3	\$503.4	1547	Feb 2020	ANA W RODR...
3602	\$529,000	3/3	\$368.6	1435	Feb 2020	ANA W RODR...