

Market Report

December, 2021



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

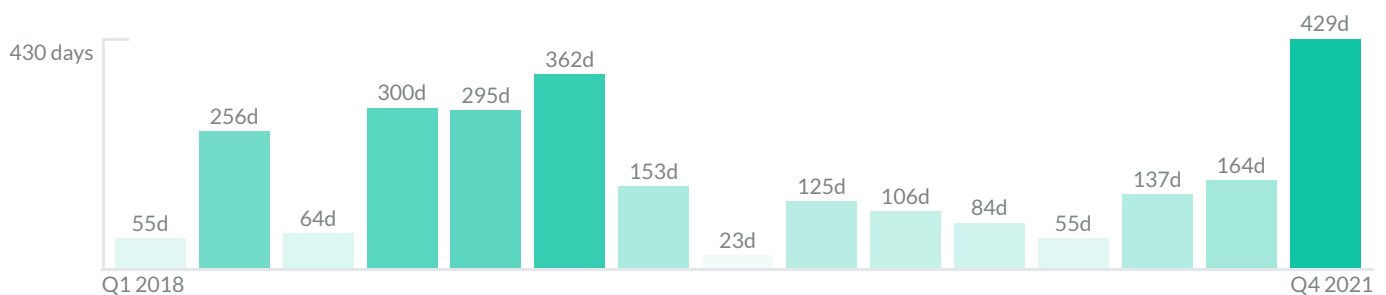
The property stats graph represents the median price evolution since ten years in your postal code area.



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©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies in Math	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.

2 BEDS
 N/A
 AVERAGE PRICE
 0 FOR SALE
 1 FOR RENT

3 BED
 \$1,032,000
 AVERAGE PRICE
 8 FOR SALE
 7 FOR RENT

1.6% to 4.4%
 CAP RATE
 Yearly net income when rent

1.4%
 NEGOTIABILITY
 What you can negotiate

8
 AVAILABLE

0
 SOLD

Sale within the last month

Activity

SOLD OR RENTED

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

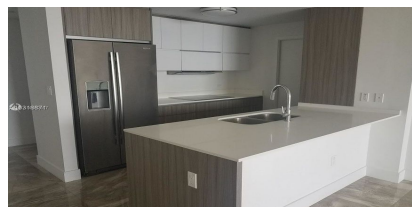


\$8,000



UNIT 3401

RENTED | NOV 2021

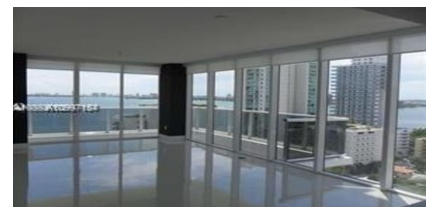


\$639,900



UNIT 1004

SOLD | NOV 2021

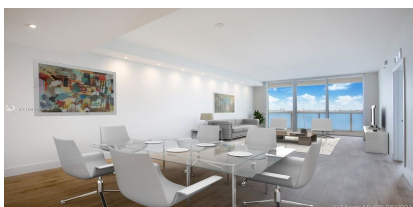


\$750,000



UNIT 1705

SOLD | SEP 2021



\$5,000



UNIT 1404

RENTED | AUG 2021

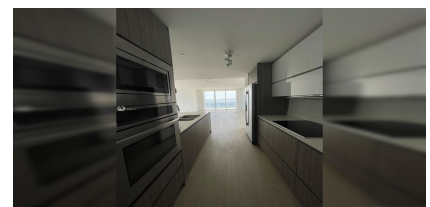


\$4,500



UNIT 3002

RENTED | AUG 2021



\$5,500



UNIT 1205

RENTED | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN BAY HOUSE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1004	\$639,900	3/3	\$446.9	1,432	Oct 2021	429
1705	\$750,000	3/3	\$498.3	1,505	Sep 2021	164
2504	\$670,000	3/3	\$467.9	1,432	Jun 2021	64
1704	\$530,000	3/3	\$370.1	1,432	May 2021	243
1603	\$630,000	3/3	\$410.4	1,535	May 2021	131
2802	\$580,000	3/3	\$404.2	1,435	May 2021	231
1803	\$565,000	3/3	\$368.1	1,535	Apr 2021	16
2005	\$620,000	3/3	\$412.0	1,505	Mar 2021	19
2601	\$639,000	3/3	\$413.1	1,547	Mar 2021	21
1905	\$575,000	3/3	\$382.1	1,505	Feb 2021	126
1702	\$523,800	3/3	\$365.0	1,435	Nov 2020	71
2901	\$650,000	3/3	\$420.2	1,547	Nov 2020	96
1505	\$525,000	3/3	\$348.8	1,505	Aug 2020	154
3005	\$645,000	3/3	\$428.6	1,505	Aug 2020	35
1202	\$499,900	3/3	\$348.4	1,435	Jul 2020	128
903	\$440,000	3/3	\$286.6	1,535	Jun 2020	133
2503	\$565,000	3/3	\$368.1	1,535	Jun 2020	116
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

Rented

LAST 20 PROPERTIES RENTED IN BAY HOUSE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3401	\$8,000	2/3	\$5.2	1,547	Nov 2021	26
1404	\$5,000	3/3	\$3.5	1,432	Jul 2021	6
3002	\$4,500	3/3	\$3.1	1,435	Jul 2021	2
1205	\$5,500	3/3	\$3.7	1,505	Jul 2021	19
1102	\$5,500	3/3	\$3.8	1,435	Jun 2021	21
1503	\$4,500	3/3	\$2.9	1,535	Apr 2021	16
3104	\$3,500	3/3	N/A	N/A	Mar 2021	32
1103	\$3,475	3/3	\$2.3	1,535	Mar 2021	10
902	\$3,500	3/3	\$2.4	1,435	Feb 2021	86
1802	\$3,700	3/3	\$2.3	1,601	Feb 2021	1
2205	\$3,790	3/3	\$2.5	1,505	Feb 2021	41
3004	\$3,700	3/3	\$2.6	1,432	Feb 2021	11
3502	\$3,750	3/3	\$2.6	1,435	Feb 2021	14
1405	\$3,700	3/3	\$2.5	1,505	Jan 2021	16
2101	\$3,900	3/3	\$2.5	1,547	Jan 2021	4
701	\$3,800	3/3	\$2.5	1,547	Jan 2021	23
2401	\$3,900	3/3	\$2.5	1,547	Jan 2021	25
3201	\$4,500	2/3	\$2.9	1,547	Dec 2020	21
802	\$3,600	3/3	\$2.5	1,435	Nov 2020	98
2805	\$3,700	3/3	\$2.2	1,677	Oct 2020	39

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH2	\$2,699,900	3/5	\$976.1	2766	Oct 2021	JORONNE JET...
1004	\$5,100/mth	3/3	\$3.6	1432	Sep 2021	ANDRES ABADI
1004	\$5,800/mth	3/3	\$4.1	1432	Nov 2021	ANDRES ABADI
1101	\$759,000	3/3	\$490.6	1547	Sep 2021	YEITTER JULV...
1504	\$5,700/mth	3/3	\$4.0	1432	Nov 2021	N/A
1703	\$765,000	3/3	\$498.4	1535	Oct 2021	
2101	\$7,000/mth	3/3	\$4.5	1547	Nov 2021	HELIO B DINIZ
2104	\$725,000	3/3	\$506.3	1432	Nov 2021	LUIS G RODRI...
2202	\$5,900/mth	3/3	\$4.1	1435	Sep 2021	MICHAEL DES...
2202	\$759,000	3/3	\$528.9	1435	Oct 2021	MICHAEL DES...
2202	\$5,400/mth	3/3	\$3.8	1435	Oct 2021	MICHAEL DES...
2305	\$5,600/mth	3/3	\$3.7	1505	Nov 2021	GERMAN E R...
2305	\$900,000	3/3	\$598.0	1505	Nov 2021	GERMAN E R...
2603	\$800,000	3/3	\$521.2	1535	Sep 2021	MANUEL PER...
3105	\$849,000	3/3	\$564.1	1505	Sep 2021	LUCIANA F VI...
3201	\$8,000/mth	2/3	\$5.2	1547	Nov 2021	GIULIA ROBE...