

# Market Report

July, 2022



## 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 datas 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

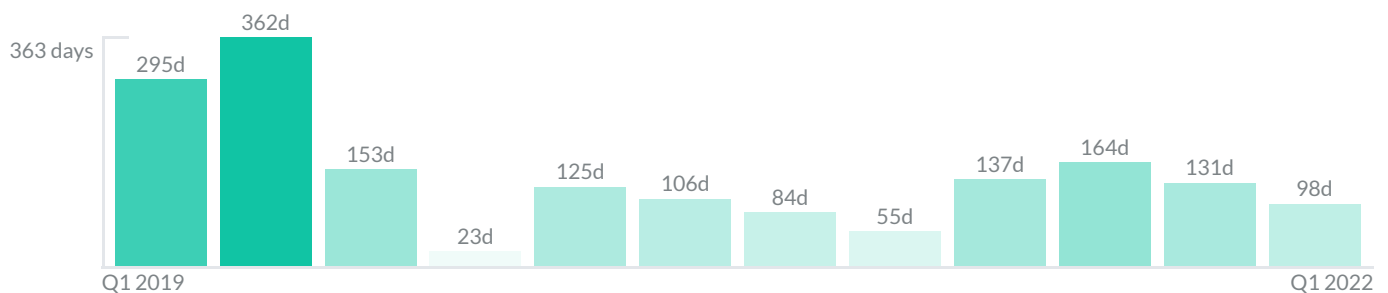
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

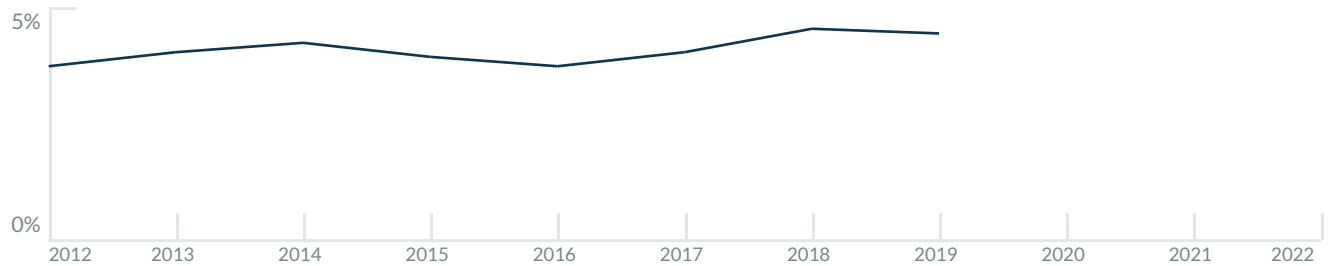


# Mortgage Rates

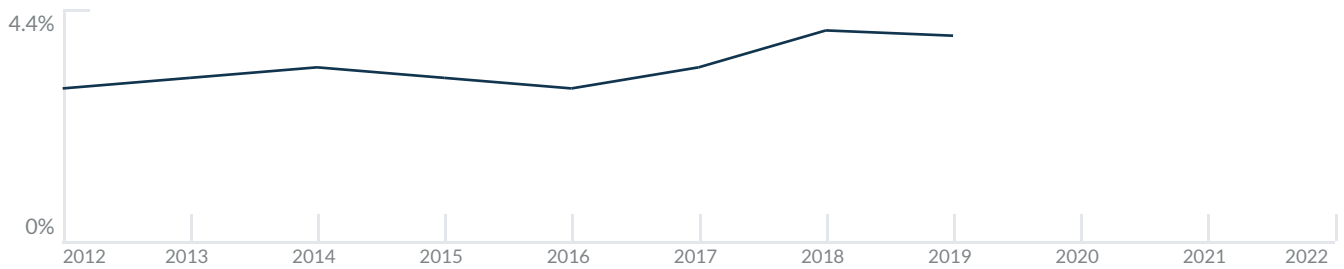
PER YEAR

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©

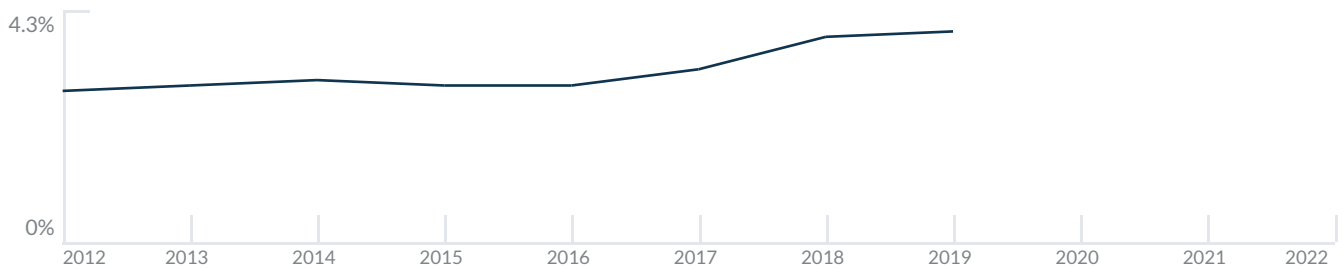
30 YEARS FIXED 4.4%



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 Math	De Hostos Youth Leadership Charter School	Art and 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

**\$1,198,000**  
AVERAGE PRICE

1 FOR SALE  
0 FOR RENT

3 BED

**\$942,000**  
AVERAGE PRICE

12 FOR SALE  
4 FOR RENT

**2.2% to 6.7%**

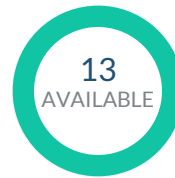
CAP RATE

Yearly net income when rent

**4.8%**

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

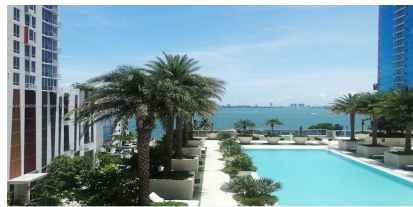


\$5,700



UNIT 1004

RENTED | APR 2022



\$750,000



UNIT 701

SOLD | APR 2022



\$849,000



UNIT 3105

SOLD | FEB 2022



\$730,000



UNIT 1105

SOLD | FEB 2022

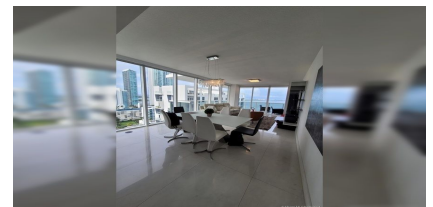


\$750,000



UNIT 1405

SOLD | FEB 2022



\$6,500



UNIT 2101

RENTED | FEB 2022

## Sold

LAST 20 PROPERTIES SOLD IN BAY HOUSE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
701	\$750,000	3/3	\$484.8	1,547	Mar 2022	101
3105	\$849,000	3/3	\$564.1	1,505	Feb 2022	165
1105	\$730,000	3/3	\$485.0	1,505	Feb 2022	48
1405	\$750,000	3/3	\$498.3	1,505	Jan 2022	77
2501	\$779,000	3/3	\$503.6	1,547	Dec 2021	52
1101	\$759,000	3/3	\$490.6	1,547	Dec 2021	154
2701	\$900,000	3/3	\$581.8	1,547	Dec 2021	35
LPH5	\$800,000	3/3	\$531.6	1,505	Dec 2021	3
2603	\$800,000	3/3	\$521.2	1,535	Nov 2021	112
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

## Rented

LAST 20 PROPERTIES RENTED IN BAY HOUSE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1004	\$5,700	3/3	\$4.0	1,432	Apr 2022	158
2101	\$6,500	3/3	\$4.2	1,547	Jan 2022	78
1504	\$5,700	3/3	\$4.0	1,432	Dec 2021	16
2305	\$5,600	3/3	\$3.7	1,505	Dec 2021	12
3204	\$5,600	3/3	\$3.9	1,432	Nov 2021	25
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

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH2	\$2,095,000	3/5	\$757.4	2766	Apr 2022	JORONNE JET...
1002	\$780,000	3/3	\$543.6	1435	Apr 2022	CAMONA IN...
1004	\$5,100/mth	3/3	\$3.6	1432	Sep 2021	ANDRES ABADI
1004	\$840,000	3/3	\$586.6	1432	Apr 2022	ANDRES ABADI
1103	\$4,900/mth	3/3	\$3.2	1535	Apr 2022	N/A
1403	\$770,000	3/3	\$501.6	1535	Feb 2022	SKY BUILDIN...
1703	\$765,000	3/3	\$498.4	1535	Oct 2021	
2101	\$780,000	3/3	\$504.2	1547	Feb 2022	HELIO B DINIZ
2104	\$725,000	3/3	\$506.3	1432	Feb 2022	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	\$900,000	3/3	\$598.0	1505	Nov 2021	GERMAN E R...
2705	\$980,000	3/3	\$651.2	1505	Apr 2022	RANDOLFO R...
3201	\$1,198,000	2/3	\$774.4	1547	Feb 2022	GIULIA ROBE...
3203	\$950,000	3/3	\$618.9	1535	Feb 2022	PIERRE CHAR...
3603	\$955,000	3/3	\$622.1	1535	Feb 2022	PETER MEMM...