

Market Report

March, 2024



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.

Property Stats

POSTAL CODE 33137

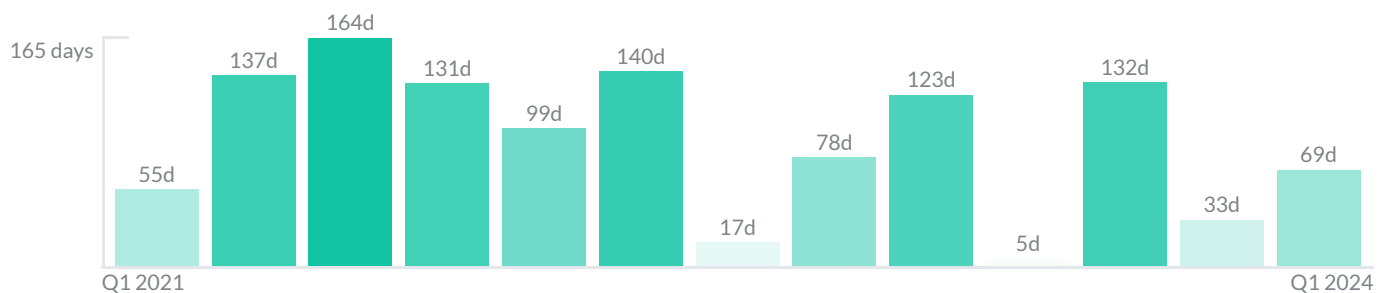
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

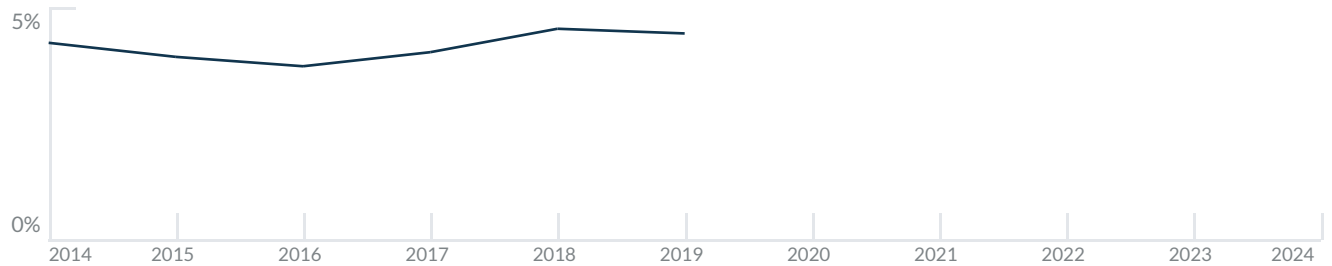


Mortgage Rates

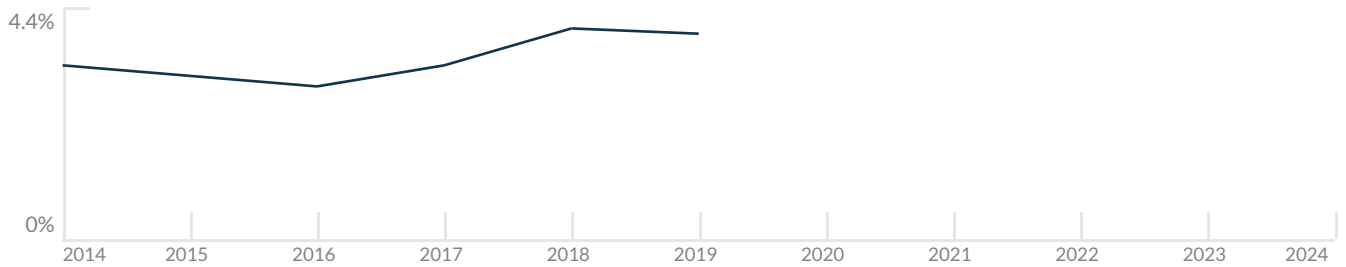
PER YEAR

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©

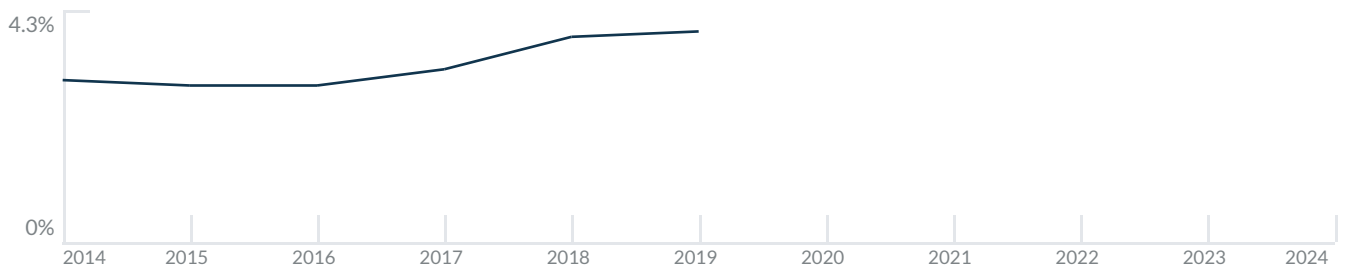
30 YEARS FIXED 4.4%



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	RATING
ELEMENTARY SCHOOL School For Advanced Studies	10/10
MIDDLE SCHOOL De Hostos Youth Leadership Center	1/10
HIGH SCHOOL Senior High School	10/10

Insights

IN BAY HOUSE













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



Activity

SOLD OR RENTED

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

\$979,000	 3  3	\$6,100	 3  3	\$800,000	 3  3
UNIT 2905	SOLD FEB 2024	UNIT 3205	RENTED FEB 2024	UNIT 805	SOLD JAN 2024
\$849,000	 3  3	\$6,200	 3  3	\$2,500,000	 7  6
UNIT 1404	SOLD JAN 2024	UNIT 1105	RENTED JAN 2024	UNIT PH3	SOLD DEC 2023

Sold

LAST 20 PROPERTIES SOLD IN BAY HOUSE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2905	\$979,000	3/3	\$650.5	1,505	Feb 2024	110
805	\$800,000	3/3	\$531.6	1,505	Jan 2024	65
1404	\$849,000	3/3	\$592.9	1,432	Jan 2024	33
PH3	\$2,500,000	6/7	\$788.4	3,171	Dec 2023	49
2904	\$895,000	3/3	\$625.0	1,432	Nov 2023	24
2301	\$960,000	3/3	\$620.6	1,547	Oct 2023	16
2801	\$979,000	3/3	\$632.8	1,547	Oct 2023	43
1802	\$805,000	3/3	\$561.0	1,435	Jul 2023	132
2402	\$895,000	3/3	\$623.7	1,435	May 2023	5
3302	\$899,000	3/3	\$626.5	1,435	Mar 2023	15
3401	\$1,050,000	2/3	\$678.7	1,547	Mar 2023	99
1102	\$740,000	3/3	\$515.7	1,435	Mar 2023	9
3104	\$895,000	3/3	\$625.0	1,432	Mar 2023	250
3601	\$924,900	3/3	\$597.9	1,547	Feb 2023	183
TH103	\$999,000	3/3	\$442.0	2,260	Feb 2023	179
LPH1	\$985,000	3/3	\$636.7	1,547	Dec 2022	21
1104	\$699,000	3/3	\$488.1	1,432	Dec 2022	134
2804	\$798,000	3/3	\$557.3	1,432	Aug 2022	17
2003	\$795,000	3/3	\$517.9	1,535	May 2022	7
1503	\$800,000	3/3	\$521.2	1,535	Apr 2022	273

Rented

LAST 20 PROPERTIES RENTED IN BAY HOUSE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3205	\$6,100	3/3	\$4.1	1,505	Jan 2024	16
1105	\$6,200	3/3	\$4.1	1,505	Jan 2024	111
902	\$4,950	3/3	\$3.4	1,435	Nov 2023	133
3003	\$6,000	3/3	\$3.9	1,535	Sep 2023	26
2605	\$6,000	3/3	\$4.0	1,505	Aug 2023	25
3502	\$5,700	3/3	\$4.0	1,435	Jun 2023	94
PH1	\$15,000	4/6	\$4.7	3,207	Jun 2023	70
3001	\$6,500	3/3	\$4.2	1,547	May 2023	15
3203	\$6,500	3/3	\$4.2	1,535	Apr 2023	117
1504	\$5,500	3/3	\$3.8	1,432	Apr 2023	95
3003	\$6,000	3/3	\$3.9	1,535	Mar 2023	134
2401	\$6,500	3/3	\$4.2	1,547	Feb 2023	31
2001	\$5,900	3/3	\$3.8	1,547	Jan 2023	28
2202	\$5,900	3/3	\$4.1	1,435	Jan 2023	70
2705	\$6,500	3/3	\$4.3	1,505	Sep 2022	105
2904	\$5,500	3/3	\$3.8	1,432	Sep 2022	37
2104	\$5,600	3/3	\$3.9	1,432	Sep 2022	34
3605	\$6,800	3/3	\$4.5	1,505	Aug 2022	41
3603	\$6,400	3/3	\$4.2	1,535	Aug 2022	15
LPH2	\$6,000	3/3	\$4.2	1,435	Jul 2022	8

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH1	\$2,700,000	4/6	\$841.9	3207	May 2023	N/A
TH103	\$7,900/mth	3/3	\$5.4	1452	Feb 2024	DITTE VANGS...
102	\$1,175,000	4/4	\$809.2	1452	Feb 2024	SEEMA TREH...
401	\$6,000/mth	3/3	\$3.4	1749	Jul 2023	
704	\$5,500/mth	3/3	\$3.8	1432	Feb 2024	ALEJANDRO E...
805	\$6,500/mth	3/3	\$4.3	1505	Jul 2023	ALEXANDRE...
902	\$5,300/mth	3/3	\$3.7	1435	Apr 2023	
1405	\$980,000	3/3	\$651.2	1505	Jan 2024	AOLI CORP A...
1701	\$1,149,000	3/3	\$742.7	1547	Jan 2024	JUSTIN CORT...
1805	\$6,500/mth	3/3	\$4.3	1505	Mar 2023	1805 BAYHO...
1902	\$5,900/mth	3/3	\$4.1	1435	Feb 2024	PATRICIO DA...
2304	\$5,700/mth	3/3	\$3.6	1584	Jan 2024	N/A
2605	\$5,800/mth	3/3	\$3.9	1505	Jun 2023	KANAYO H O...
2605	\$6,500/mth	3/3	\$4.3	1505	Jan 2024	KANAYO H O...
2801	\$6,100/mth	3/3	\$3.9	1547	Jul 2023	ROBERT I GR...
3002	\$5,500/mth	3/3	\$3.8	1435	Feb 2024	JUAN MOUSS...
3104	\$5,600/mth	3/3	\$3.9	1432	Aug 2022	REFERENCE O...
3302	\$855,000	3/3	\$595.8	1435	Nov 2022	RUI CRUZ CO...
3303	\$1,080,000	3/3	\$703.6	1535	Oct 2023	QUANTUM EP...
3403	\$900,000	3/3	\$586.3	1535	Aug 2022	MONICA VID...