

# Market Report

March, 2025



## 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

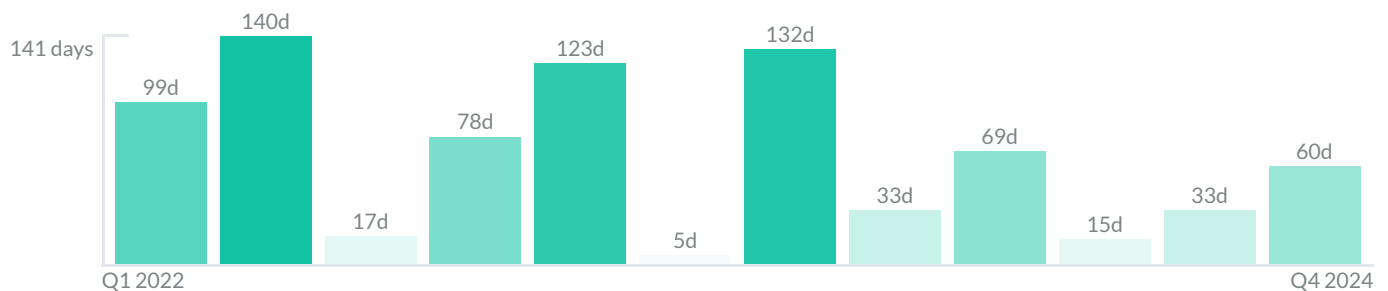
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

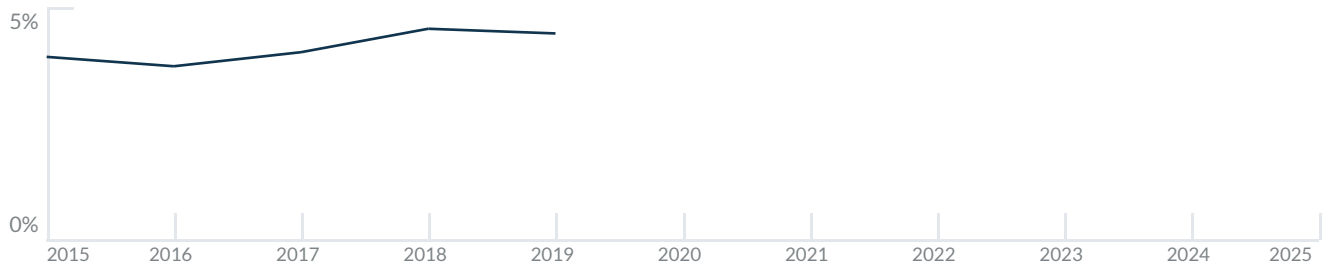


# Mortgage Rates

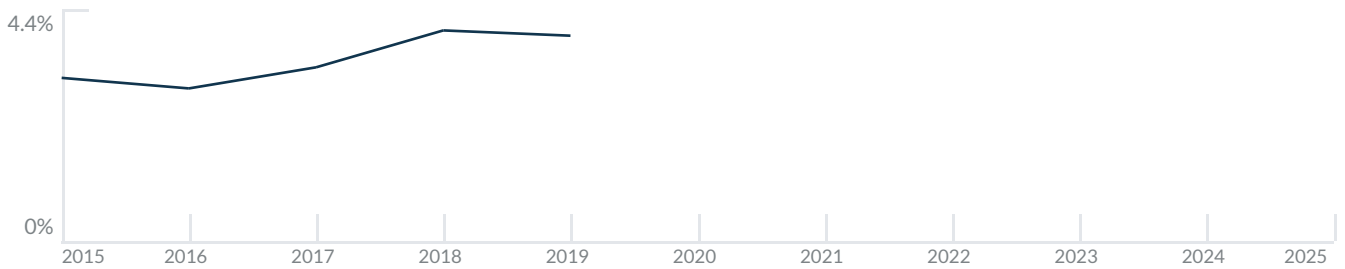
PER YEAR

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©

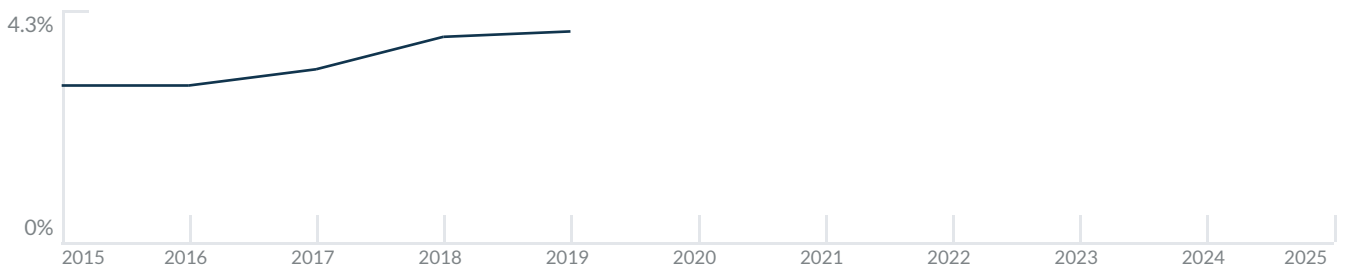
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

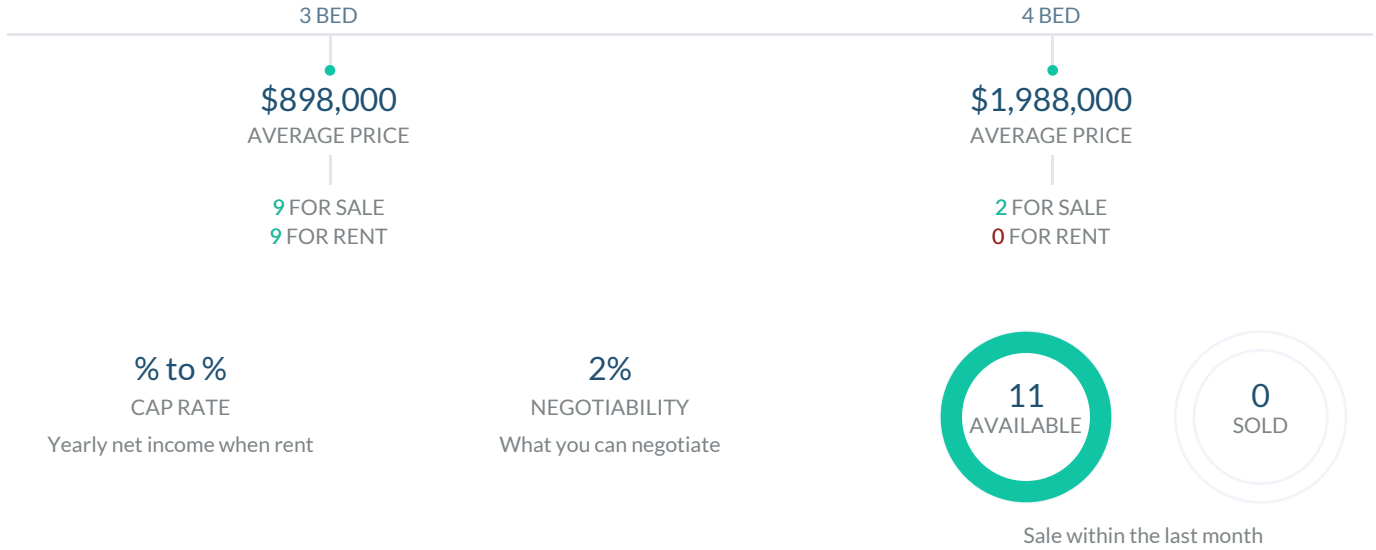
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

| School Name                                      | Rating |
|--|--------|
| School For Advanced Studies                      | 10/10  |
| Walter De Hostos Youth Leadership Charter School | 1/10   |
| Artistic Culture Senior High School              | 10/10  |

# Insights

IN BAY HOUSE

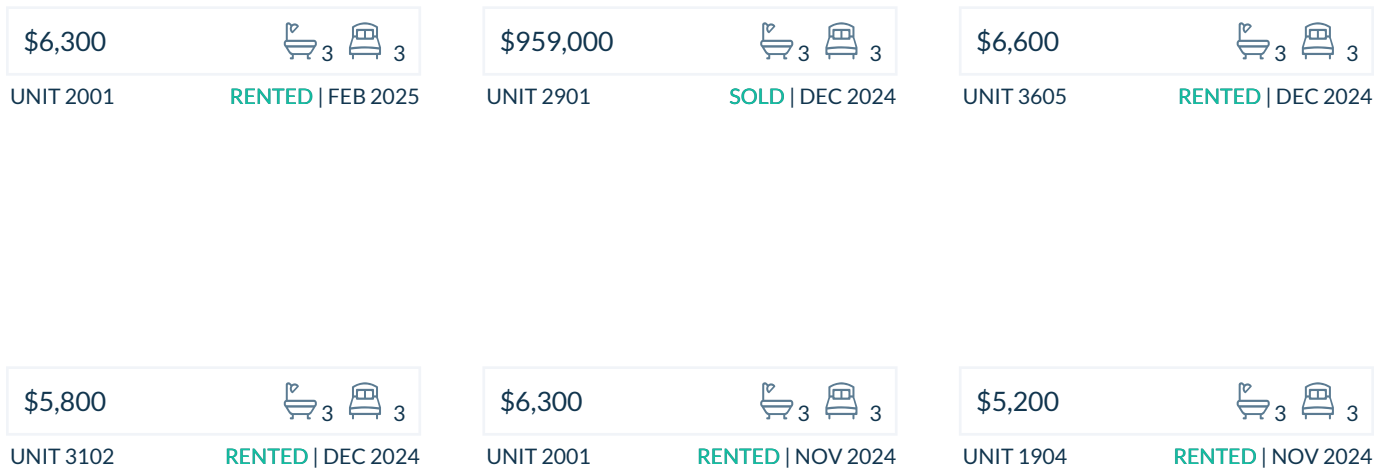
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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



## Sold

LAST 20 PROPERTIES SOLD IN BAY HOUSE

| Unit  | Price       | Beds/Baths | \$/Sqft | Sqft  | Buying Date | Days on Market |
|-------|-------------|------------|---------|-------|-------------|----------------|
| 2901  | \$959,000   | 3/3        | \$619.9 | 1,547 | Dec 2024    | 60             |
| 3104  | \$899,000   | 3/3        | \$567.6 | 1,584 | Aug 2024    | 33             |
| 2002  | \$895,000   | 3/3        | \$623.7 | 1,435 | Jun 2024    | 2              |
| 2104  | \$875,000   | 3/3        | \$611.0 | 1,432 | Jun 2024    | 31             |
| 2703  | \$895,000   | 3/3        | \$583.1 | 1,535 | Apr 2024    | 13             |
| 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            |

## Rented

LAST 20 PROPERTIES RENTED IN BAY HOUSE

| Unit  | Price    | Beds/Baths | \$/Sqft | Sqft  | Rented Date | Days on Market |
|-------|----------|------------|---------|-------|-------------|----------------|
| 2001  | \$6,300  | 3/3        | \$4.1   | 1,547 | Feb 2025    | 12             |
| 3605  | \$6,600  | 3/3        | \$4.4   | 1,505 | Dec 2024    | 22             |
| 3102  | \$5,800  | 3/3        | \$4.0   | 1,435 | Nov 2024    | 90             |
| 2001  | \$6,300  | 3/3        | \$4.1   | 1,547 | Nov 2024    | 151            |
| 1904  | \$5,200  | 3/3        | \$3.6   | 1,432 | Oct 2024    | 31             |
| 703   | \$6,000  | 3/3        | \$3.9   | 1,535 | Oct 2024    | 1              |
| PH1   | \$13,500 | 4/6        | \$4.2   | 3,207 | Sep 2024    | 71             |
| 2304  | \$5,850  | 3/3        | \$3.7   | 1,584 | Jul 2024    | 36             |
| 1504  | \$5,600  | 3/3        | \$3.9   | 1,432 | Jun 2024    | 84             |
| 1103  | \$5,200  | 3/3        | \$3.4   | 1,535 | May 2024    | 31             |
| 3203  | \$6,350  | 3/3        | \$4.1   | 1,535 | May 2024    | 15             |
| 802   | \$5,500  | 3/3        | \$3.8   | 1,435 | May 2024    | 49             |
| 3002  | \$5,500  | 3/3        | \$3.8   | 1,435 | May 2024    | 149            |
| TH103 | \$7,900  | 3/3        | \$5.4   | 1,452 | Apr 2024    | 221            |
| 2205  | \$5,500  | 3/3        | \$3.7   | 1,505 | Mar 2024    | 22             |
| 405   | \$5,000  | 3/3        | \$2.9   | 1,704 | Mar 2024    | 167            |
| 2902  | \$5,500  | 3/3        | \$3.8   | 1,435 | Mar 2024    | 38             |
| 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            |

## Currently Listed

ACTIVE LISTINGS 1/1

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner           |
|------|-------------|------------|---------|------|--------------|-----------------|
| PH1  | \$2,800,000 | 4/6        | \$873.1 | 3207 | Jun 2024     | N/A             |
| 102  | \$1,175,000 | 4/4        | \$809.2 | 1452 | Mar 2024     | SEEMA TREH...   |
| 401  | \$6,000/mth | 3/3        | \$3.4   | 1749 | Feb 2025     |                 |
| 705  | \$895,000   | 3/3        | \$594.7 | 1505 | Feb 2025     | STEPHAN WU...   |
| 805  | \$5,700/mth | 3/3        | \$3.8   | 1505 | Mar 2024     | ALEXANDRE...    |
| 1102 | \$975,000   | 3/3        | \$679.4 | 1435 | Feb 2025     |                 |
| 1405 | \$920,000   | 3/3        | \$611.3 | 1505 | Jan 2025     | AOLI CORP A...  |
| 2005 | \$6,400/mth | 3/3        | \$4.3   | 1505 | Jan 2025     | SEUNG JAE Y...  |
| 2101 | \$6,200/mth | 3/3        | \$4.0   | 1547 | Aug 2024     | HELIO B DINIZ   |
| 2101 | \$6,300/mth | 3/3        | \$4.1   | 1547 | Feb 2025     | HELIO B DINIZ   |
| 2104 | \$859,000   | 3/3        | \$599.9 | 1432 | Jan 2025     | LUIS G RODRI... |
| 2105 | \$949,000   | 3/3        | \$630.6 | 1505 | Jan 2025     | JAMES G BRO...  |
| 2302 | \$889,000   | 3/3        | \$619.5 | 1435 | Jan 2025     | PATRICIO DA...  |
| 2304 | \$845,000   | 3/3        | \$533.5 | 1584 | Oct 2024     | N/A             |
| 2505 | \$900,000   | 3/3        | \$598.0 | 1505 | Feb 2025     |                 |
| 2605 | \$6,500/mth | 3/3        | \$4.3   | 1505 | Apr 2024     | KANAYO H O...   |
| 2605 | \$6,500/mth | 3/3        | \$4.3   | 1505 | Jan 2025     | KANAYO H O...   |
| 2605 | \$6,500/mth | 3/3        | \$4.3   | 1505 | Feb 2025     | KANAYO H O...   |
| 2702 | \$850,000   | 3/3        | \$593.6 | 1432 | Jun 2024     | ABELARDO R...   |
| 3003 | \$6,500/mth | 3/3        | \$4.2   | 1535 | Aug 2024     | RAFAEL CARB...  |