

# Market Report

March, 2019



## Paramount Bay

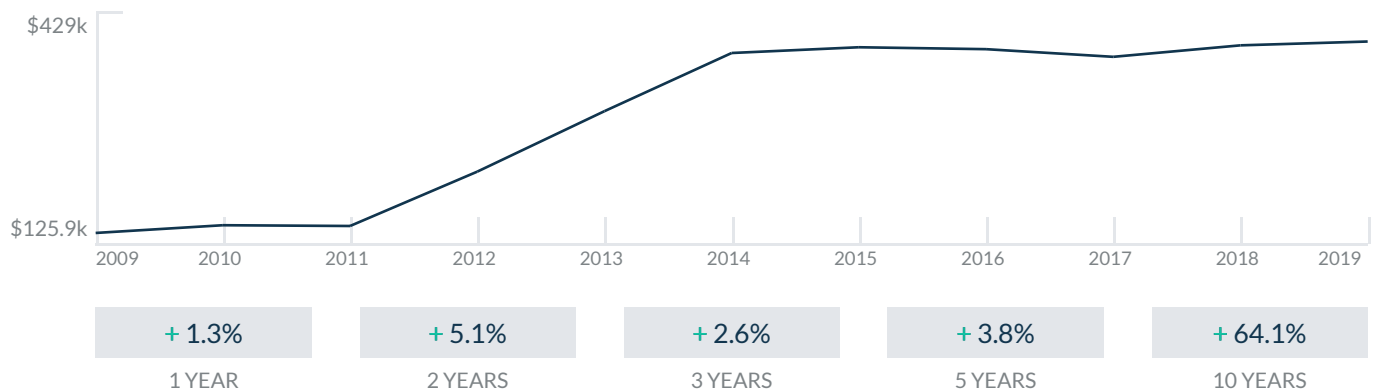
2020 N Bayshore Dr  
Miami, FL 33137

Every month we compile this comprehensive market report focus on Paramount Bay 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 [paramountbaycondosforsale.com](http://paramountbaycondosforsale.com).

## Property Stats

POSTAL CODE 33137

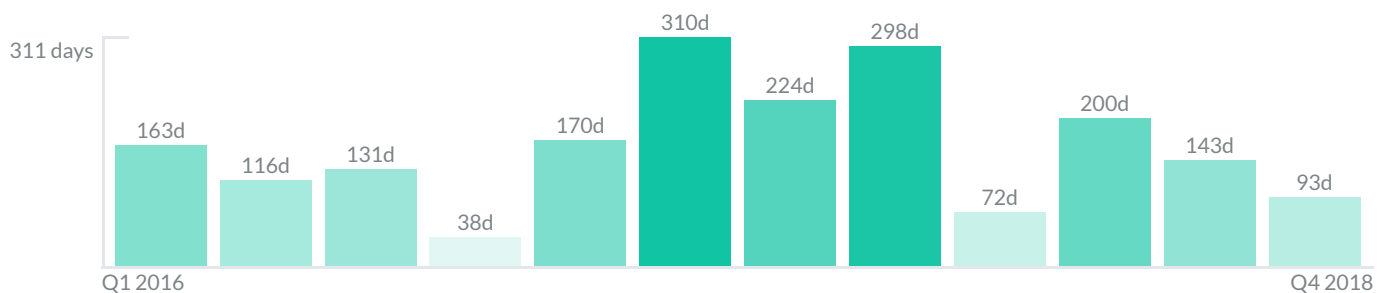
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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
BridgePrep Academy	De Hostos Youth Leadership Academy	Senior High School
5/10	1/10	10/10

# Insights

IN PARAMOUNT BAY

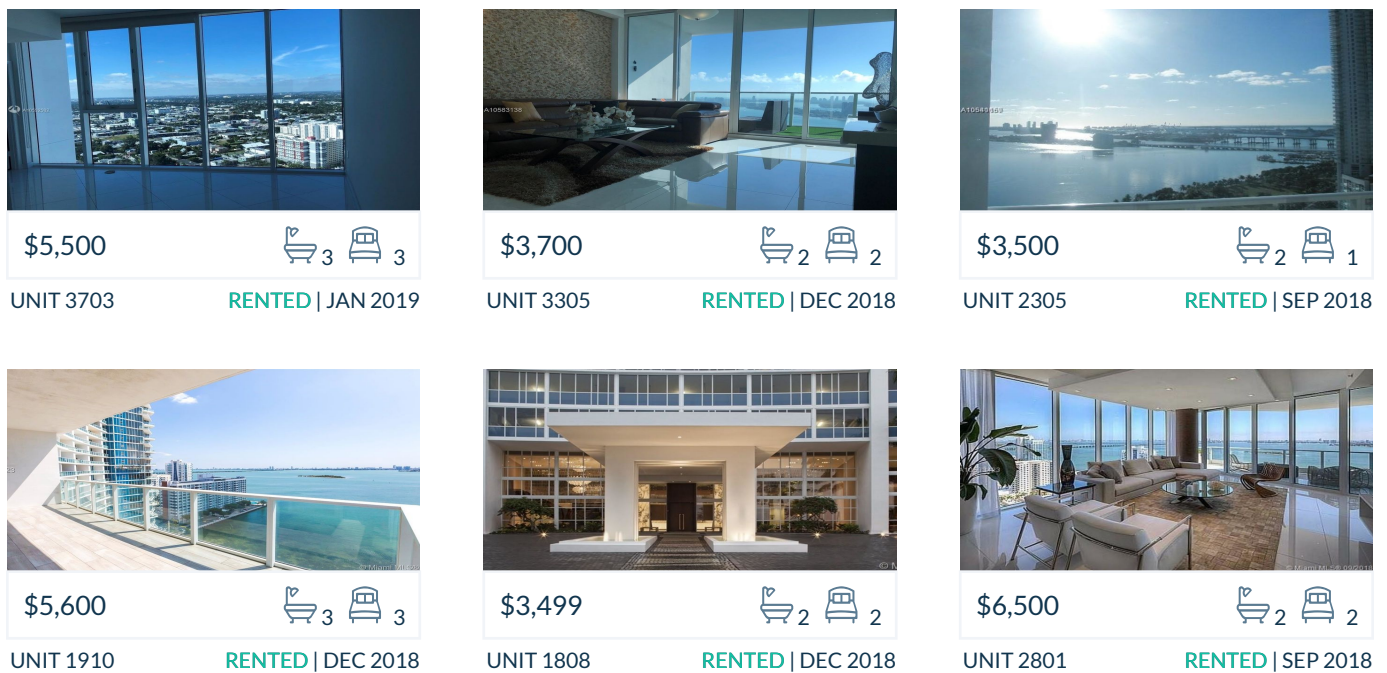
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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



## Sold

LAST 20 PROPERTIES SOLD IN PARAMOUNT BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
4201	\$1,250,000	2/2	\$787.2	1,588	Dec 2018	134
PH41...	\$3,450,000	4/4	\$1,212.7	2,845	Nov 2018	51
1402	\$1,699,000	4/4	\$723.0	2,350	Sep 2018	41
2507	\$1,095,000	3/2	\$654.5	1,673	Aug 2018	202
1908	\$599,000	2/2	\$493.4	1,214	Jul 2018	185
2608	\$629,000	2/2	\$518.1	1,214	Jun 2018	393
2206	\$1,095,000	3/2	\$657.3	1,666	Jun 2018	58
903	\$999,000	3/3	\$584.9	1,708	May 2018	346
2602	\$1,650,000	3/3	\$701.2	2,353	May 2018	326
807	\$969,000	2/2	\$537.4	1,803	Apr 2018	18
3301	\$1,150,000	2/2	\$656.8	1,751	Apr 2018	61
2102	\$1,499,000	3/3	\$637.1	2,353	Mar 2018	283
606	\$960,000	2/2	\$576.2	1,666	Mar 2018	19
906	\$895,000	2/2	\$537.2	1,666	Mar 2018	11
704	\$515,000	1/2	\$453.7	1,135	Mar 2018	90
2302	\$1,680,000	3/3	\$714.0	2,353	Jan 2018	9
2804	\$690,000	1/2	\$607.9	1,135	Jan 2018	21
3410	\$1,339,000	3/3	\$736.5	1,818	Dec 2017	291
1910	\$1,150,000	3/3	\$684.9	1,679	Nov 2017	65
2208	\$670,000	1/2	\$594.0	1,128	Oct 2017	538

## Rented

LAST 20 PROPERTIES RENTED IN PARAMOUNT BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3703	\$5,500	3/3	\$3.2	1,708	Feb 2019	54
3305	\$3,700	2/2	\$3.2	1,147	Feb 2019	69
2305	\$3,500	1/2	\$3.1	1,147	Jan 2019	47
1910	\$5,600	3/3	\$3.3	1,679	Jan 2019	33
1808	\$3,499	2/2	\$3.1	1,128	Jan 2019	26
2801	\$6,500	2/2	\$4.1	1,588	Dec 2018	102
3610	\$5,900	3/3	\$3.5	1,679	Dec 2018	106
1707	\$5,200	2/2	\$3.1	1,673	Dec 2018	98
3705	\$3,500	2/2	\$3.1	1,147	Dec 2018	6
609	\$4,000	2/2	\$3.5	1,128	Dec 2018	44
2501	\$4,500	2/2	\$2.8	1,588	Nov 2018	164
3305	\$3,950	2/2	\$3.4	1,147	Oct 2018	32
3509	\$3,000	1/2	\$2.7	1,128	Sep 2018	6
1705	\$3,250	2/2	\$2.8	1,147	Sep 2018	44
708	\$3,350	2/2	\$2.8	1,214	Aug 2018	33
1004	\$3,200	1/2	\$2.8	1,135	Jul 2018	97
1009	\$3,300	2/2	\$2.7	1,214	Jul 2018	13
1904	\$3,200	2/2	\$2.8	1,135	Jul 2018	52
808	\$3,525	2/2	\$3.1	1,128	Jul 2018	33
1710	\$6,000	3/3	\$3.3	1,818	Jul 2018	160

## Currently Listed

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ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
101	\$599,000	2/2	\$365.9	1637	Feb 2019	N/A
104	\$655,000	2/2	\$400.1	1637	Apr 2018	N/A
104	\$599,000	2/2	\$365.9	1637	Sep 2018	N/A
104	\$3,500/mth	2/2	\$2.1	1637	Mar 2019	N/A
501	\$5,450/mth	2/2	\$3.4	1588	Jan 2019	N/A
603	\$6,200/mth	3/3	N/A	N/A	Feb 2019	N/A
609	\$650,000	2/2	\$535.4	1214	Sep 2018	N/A
701	\$885,000	2/2	\$557.3	1588	Jun 2018	NICOLAS BOFFI
707	\$1,050,000	2/2	\$627.6	1673	Mar 2018	N/A
707	\$5,800/mth	2/2	\$3.5	1673	Dec 2018	N/A
709	\$575,000	2/2	N/A	N/A	Nov 2018	N/A
802	\$7,200/mth	4/3	\$3.1	2353	Nov 2018	N/A
803	\$5,400/mth	3/3	\$3.2	1708	Jan 2019	N/A
1001	\$815,000	2/2	\$513.2	1588	Oct 2018	N/A
1001	\$4,600/mth	2/2	\$2.9	1588	Jan 2019	N/A
1103	\$1,100,000	3/3	\$644.0	1708	May 2018	PARAMOUNT...
1103	\$6,000/mth	3/3	\$3.5	1708	Sep 2018	N/A
1107	\$850,000	2/2	\$508.1	1673	Oct 2018	N/A
1109	\$3,500/mth	2/2	\$3.1	1128	Mar 2019	N/A
1204	\$639,000	2/2	\$563.0	1135	Sep 2018	N/A

## Currently Listed

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ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1210	\$1,195,000	3/3	\$711.7	1679	Feb 2019	N/A
1501	\$799,900	2/2	\$503.7	1588	Jan 2018	N/A
1504	\$608,000	2/2	\$488.4	1245	Jan 2019	N/A
1504	\$3,140/mth	2/2	\$2.5	1245	Feb 2019	N/A
1601	\$990,000	2/2	\$623.4	1588	Oct 2018	N/A
1601	\$6,000/mth	2/2	\$3.8	1588	Oct 2018	N/A
1607	\$1,050,000	2/2	\$627.6	1673	Dec 2015	N/A
1607	\$6,000/mth	2/2	\$3.6	1673	Mar 2019	N/A
1709	\$633,000	2/2	\$561.2	1128	Feb 2019	N/A
1803	\$7,500/mth	3/3	\$4.4	1708	Jun 2018	N/A
1804	\$695,000	2/2	\$612.3	1135	Feb 2019	N/A
1907	\$4,700/mth	2/2	\$2.8	1673	Nov 2018	N/A
1907	\$965,000	2/2	\$576.8	1673	Jan 2019	N/A
2001	\$6,000/mth	2/2	\$3.8	1588	Sep 2018	N/A
2005	\$650,000	1/2	N/A	N/A	Jan 2019	N/A
2005	\$3,550/mth	1/2	N/A	N/A	Feb 2019	N/A
2103	\$1,290,000	3/3	\$755.3	1708	Jan 2019	N/A
2504	\$679,000	1/2	\$598.2	1135	May 2017	N/A
2505	\$3,675/mth	2/2	\$3.2	1147	Jan 2019	N/A
2509	\$649,000	1/2	\$575.4	1128	Jun 2018	VILLA VALEN...

## Currently Listed

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ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2510	\$1,275,000	3/3	\$759.4	1679	Jun 2018	ALFREDO MI...
2601	\$1,190,000	2/2	\$749.4	1588	Nov 2018	N/A
2601	\$6,000/mth	2/2	\$3.8	1588	Nov 2018	N/A
2604	\$699,000	1/2	\$615.9	1135	Apr 2018	N/A
2702	\$1,799,999	3/3	\$765.0	2353	Feb 2019	N/A
2704	\$3,500/mth	2/2	\$3.1	1135	Nov 2018	N/A
2706	\$1,200,000	2/2	\$717.3	1673	Oct 2018	N/A
2909	\$660,000	2/2	\$585.1	1128	Jul 2018	JOERG MICH...
3003	\$5,650/mth	3/3	\$3.0	1856	Nov 2018	N/A
3109	\$765,000	1/2	\$678.2	1128	Jan 2019	N/A
3204	\$5,500/mth	2/2	\$4.8	1135	Jan 2019	N/A
3209	\$715,000	2/2	\$633.9	1128	Mar 2019	N/A
3209	\$4,050/mth	2/2	\$3.6	1128	Mar 2019	N/A
3305	\$699,000	2/2	\$609.4	1147	Dec 2018	N/A
3308	\$749,000	2/2	\$664.0	1128	Jul 2018	FLAVIO ROQ...
3404	\$759,000	2/2	\$668.7	1135	Mar 2018	JEFFREY W LEE
3501	\$4,950/mth	2/2	\$3.1	1588	Jan 2019	N/A
3501	\$1,175,000	2/2	\$739.9	1588	Jan 2019	N/A
3504	\$599,000	1/2	N/A	N/A	Feb 2019	N/A
3605	\$3,350/mth	2/2	\$2.9	1147	Mar 2019	N/A



## Currently Listed

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ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3803	\$7,650/mth	3/3	\$4.5	1708	Nov 2017	N/A
3803	\$1,890,000	3/3	\$1,106.6	1708	Mar 2018	N/A
4102	\$1,999,999	3/3	\$850.0	2353	Jan 2019	N/A