



Paramount Bay

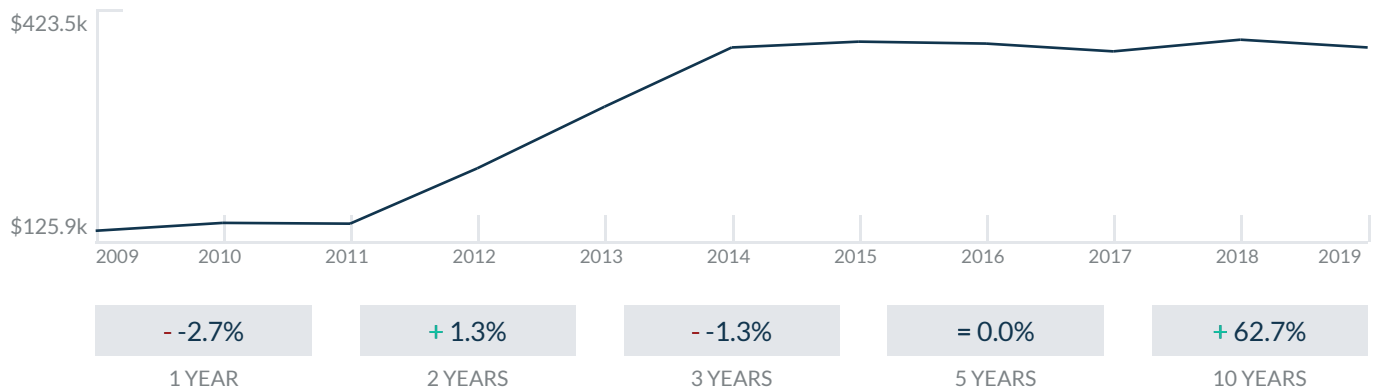
2020 N Bayshore Dr
Miami, FL 33137

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.

Property Stats

POSTAL CODE 33137

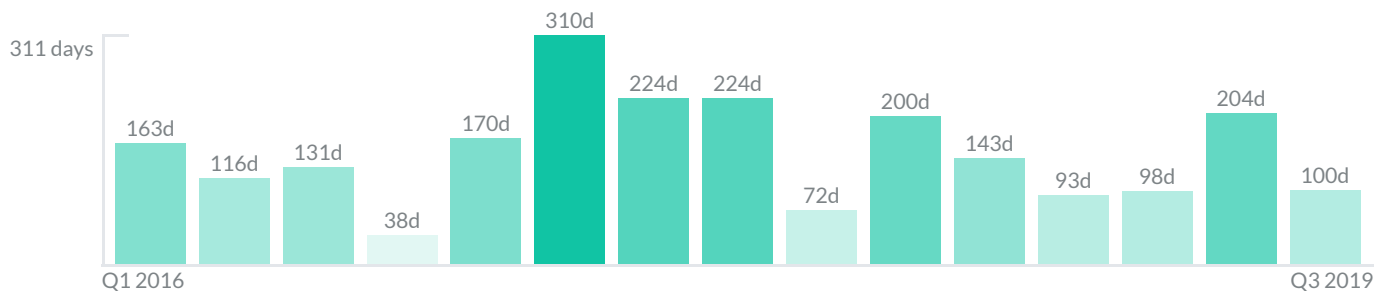
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

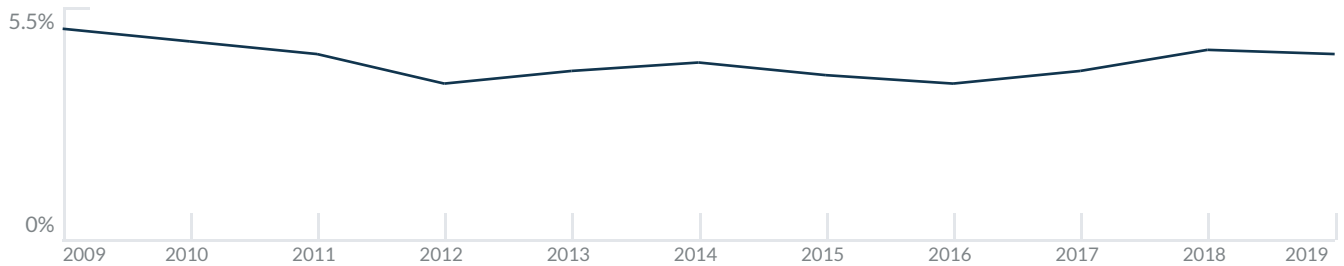


Mortgage Rates

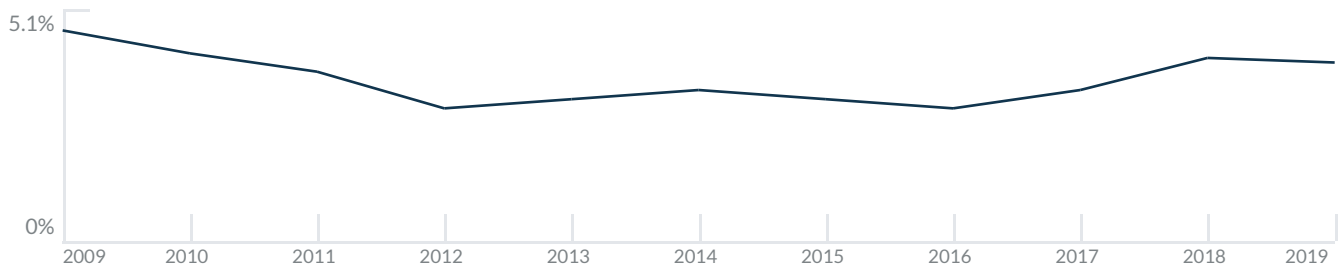
PER YEAR

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 Music	De Hostos Youth Leadership Charter School	Artistic Culture Senior High School
10/10	1/10	10/10

Insights

IN PARAMOUNT BAY

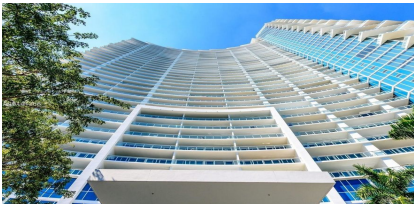


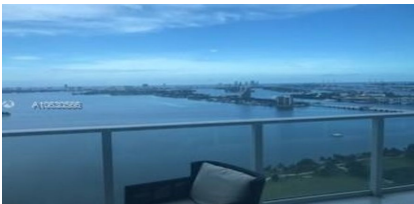


Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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

 <p>\$3,400</p> <p>UNIT 2505</p> <p>RENTED JAN 2019</p> <p>2 Bath 2 Bed</p>	 <p>\$5,500</p> <p>UNIT 2706</p> <p>RENTED JUN 2019</p> <p>2 Bath 2 Bed</p>	 <p>\$4,750</p> <p>UNIT 501</p> <p>RENTED MAY 2019</p> <p>2 Bath 2 Bed</p>
 <p>\$670,000</p> <p>UNIT 3209</p> <p>SOLD MAR 2019</p> <p>2 Bath 2 Bed</p>	 <p>\$4,000</p> <p>UNIT 707</p> <p>RENTED DEC 2018</p> <p>2 Bath 2 Bed</p>	 <p>\$3,200</p> <p>UNIT 3504</p> <p>RENTED APR 2019</p> <p>2 Bath 2 Bed</p>

Sold

LAST 20 PROPERTIES SOLD IN PARAMOUNT BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3209	\$670,000	2/2	\$594.0	1,128	Aug 2019	100
2509	\$599,000	2/2	\$531.0	1,128	Jun 2019	325
2909	\$625,000	2/2	\$554.1	1,128	Jun 2019	299
2702	\$1,799,999	3/3	\$765.0	2,353	May 2019	103
1901	\$815,000	2/2	\$513.2	1,588	Apr 2019	270
3504	\$599,000	1/2	N/A	N/A	Apr 2019	24
1209	\$535,000	1/2	\$474.3	1,128	Mar 2019	132
3108	\$650,000	2/2	\$576.2	1,128	Mar 2019	63
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

Rented

LAST 20 PROPERTIES RENTED IN PARAMOUNT BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2505	\$3,400	2/2	\$3.0	1,147	Aug 2019	180
2706	\$5,500	2/2	\$3.3	1,673	Aug 2019	73
501	\$4,750	2/2	\$3.0	1,588	Aug 2019	81
707	\$4,000	2/2	\$2.4	1,673	Aug 2019	225
3504	\$3,200	2/2	\$2.6	1,245	Jul 2019	95
3003	\$4,950	3/3	\$2.7	1,856	Jul 2019	205
3501	\$4,750	2/2	\$3.0	1,588	Jul 2019	141
1510	\$5,350	3/3	\$3.2	1,679	Jun 2019	24
2005	\$3,550	2/2	\$2.4	1,456	Jun 2019	132
3606	\$5,500	3/2	\$3.3	1,666	Jun 2019	21
1607	\$6,000	2/2	\$3.6	1,673	Jun 2019	101
3705	\$3,500	2/2	\$3.1	1,147	Jun 2019	8
1109	\$3,500	2/2	\$3.1	1,128	May 2019	54
1504	\$2,990	2/2	\$2.4	1,245	May 2019	86
3605	\$3,350	2/2	\$2.9	1,147	May 2019	61
1510	\$5,500	3/3	\$3.3	1,679	Apr 2019	22
101	\$3,550	2/2	\$2.2	1,637	Apr 2019	20
1001	\$4,600	2/2	\$2.9	1,588	Apr 2019	51
2704	\$3,000	2/2	\$2.6	1,135	Apr 2019	150
1510	\$5,500	3/3	\$3.3	1,679	Mar 2019	178

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH39...	\$3,775,000	5/5	\$1,031.4	3660	Jul 2019	N/A
104	\$549,000	2/2	\$335.4	1637	Apr 2018	N/A
104	\$549,000	2/2	\$335.4	1637	Aug 2019	N/A
603	\$1,180,000	3/3	\$690.9	1708	Jul 2019	N/A
609	\$650,000	2/2	\$535.4	1214	Sep 2018	N/A
701	\$875,000	2/2	\$551.0	1588	May 2019	N/A
707	\$1,050,000	2/2	\$627.6	1673	Mar 2018	N/A
709	\$600,000	2/2	N/A	N/A	Nov 2018	N/A
1103	\$1,050,000	3/3	\$614.8	1708	May 2018	PARAMOUNT...
1201	\$4,250/mth	2/2	\$2.7	1588	Aug 2019	N/A
1210	\$1,050,000	3/3	\$625.4	1679	Jul 2019	N/A
1501	\$760,000	2/2	\$478.6	1588	May 2019	N/A
1502	\$6,500/mth	3/3	\$2.8	2353	May 2019	N/A
1601	\$990,000	2/2	\$623.4	1588	Oct 2018	N/A
1601	\$5,000/mth	2/2	\$3.1	1588	Oct 2018	N/A
1608	\$3,500/mth	2/2	\$3.1	1128	Jul 2019	N/A
1702	\$6,950/mth	3/3	\$3.0	2353	Apr 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 2019	N/A
1804	\$685,000	2/2	\$603.5	1135	Feb 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1809	\$3,250/mth	1/2	\$2.6	1245	Aug 2019	N/A
1902	\$1,690,000	3/3	\$767.8	2201	Mar 2019	N/A
1907	\$929,000	2/2	\$555.3	1673	Jan 2019	N/A
1910	\$999,000	3/3	\$595.0	1679	Jul 2019	N/A
2001	\$6,500/mth	2/2	\$4.1	1588	Aug 2019	N/A
2006	\$1,250,000	2/2	\$747.2	1673	Apr 2019	N/A
2103	\$1,230,000	3/3	\$720.1	1708	Jan 2019	N/A
2103	\$5,500/mth	3/3	\$3.2	1708	Apr 2019	N/A
2105	\$3,300/mth	1/2	\$2.9	1147	Jul 2019	N/A
2302	\$6,500/mth	3/3	\$2.8	2353	Aug 2019	N/A
2305	\$3,400/mth	1/2	\$3.0	1147	Aug 2019	N/A
2308	\$4,100/mth	2/2	\$3.6	1128	May 2019	N/A
2406	\$1,050,000	2/2	\$630.3	1666	May 2019	N/A
2510	\$1,190,000	3/3	\$708.8	1679	May 2019	N/A
2601	\$1,190,000	2/2	\$749.4	1588	Nov 2018	N/A
2604	\$699,000	1/2	\$615.9	1135	Jul 2019	N/A
2704	\$3,200/mth	2/2	\$2.8	1135	Aug 2019	N/A
2706	\$1,200,000	2/2	\$717.3	1673	Oct 2018	N/A
2801	\$6,300/mth	2/2	\$3.6	1751	Jul 2019	N/A
2907	\$5,400/mth	2/2	\$3.2	1673	Aug 2019	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3106	\$1,300,000	2/2	\$780.3	1666	Jul 2019	N/A
3204	\$5,100/mth	2/2	\$4.5	1135	Jan 2019	N/A
3305	\$699,000	2/2	\$609.4	1147	Dec 2018	N/A
3308	\$595,000	2/2	\$527.5	1128	Jul 2019	N/A
3407	\$995,000	2/2	\$594.7	1673	May 2019	N/A
3602	\$1,895,000	3/3	\$861.0	2201	Aug 2019	N/A
3803	\$7,650/mth	3/3	\$4.5	1708	Nov 2017	N/A
3803	\$1,790,000	3/3	\$1,048.0	1708	Mar 2018	N/A
4101	\$1,250,000	2/2	\$787.2	1588	Jul 2019	N/A
4102	\$1,999,999	3/3	\$850.0	2353	Jan 2019	N/A
4202	\$2,290,000	3/3	\$1,040.4	2201	Aug 2019	N/A