

Market Report

March, 2020



Paramount Bay

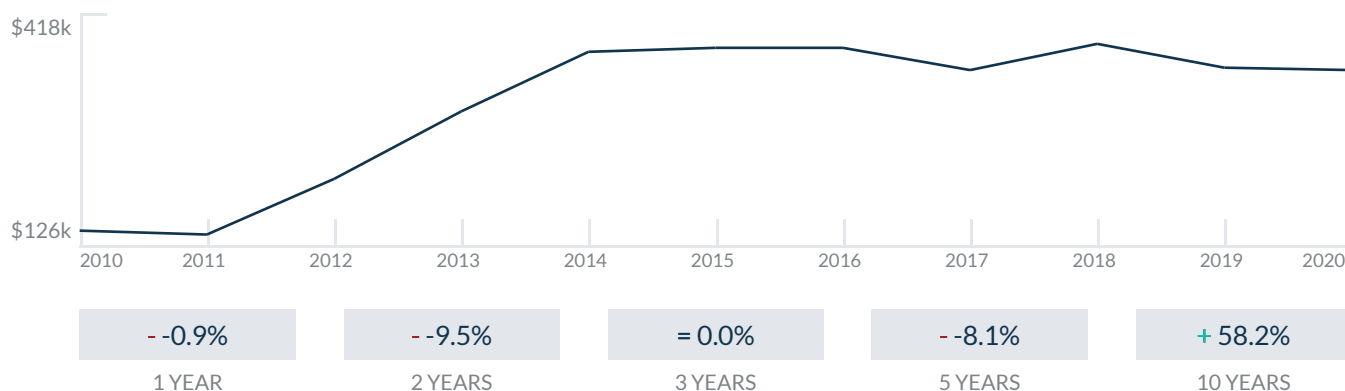
2020 N Bayshore Dr
Miami, FL 33137

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

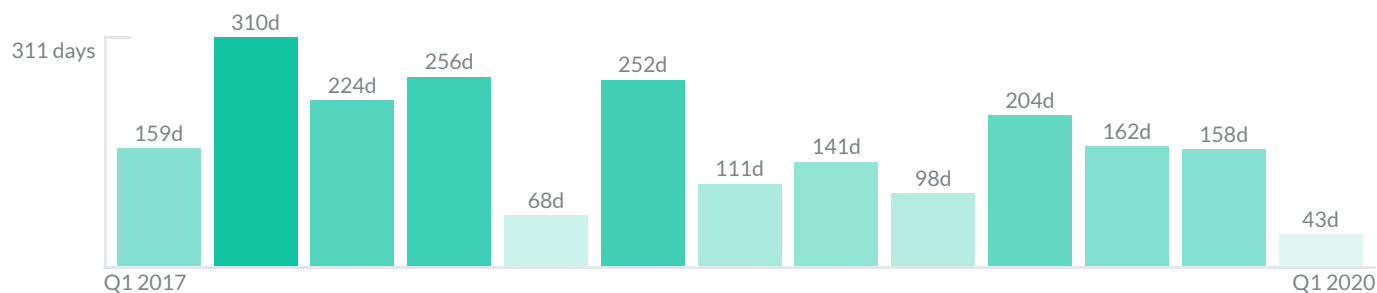
The property stats graph represents the median price evolution since ten years in your postal code area.



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

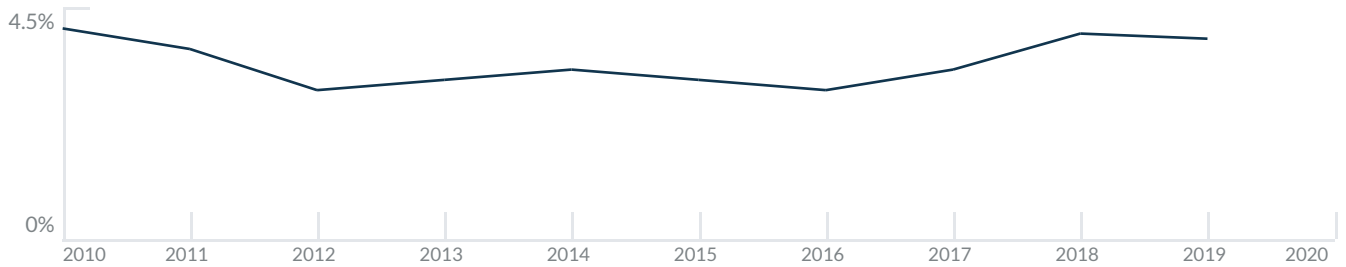
PER YEAR

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

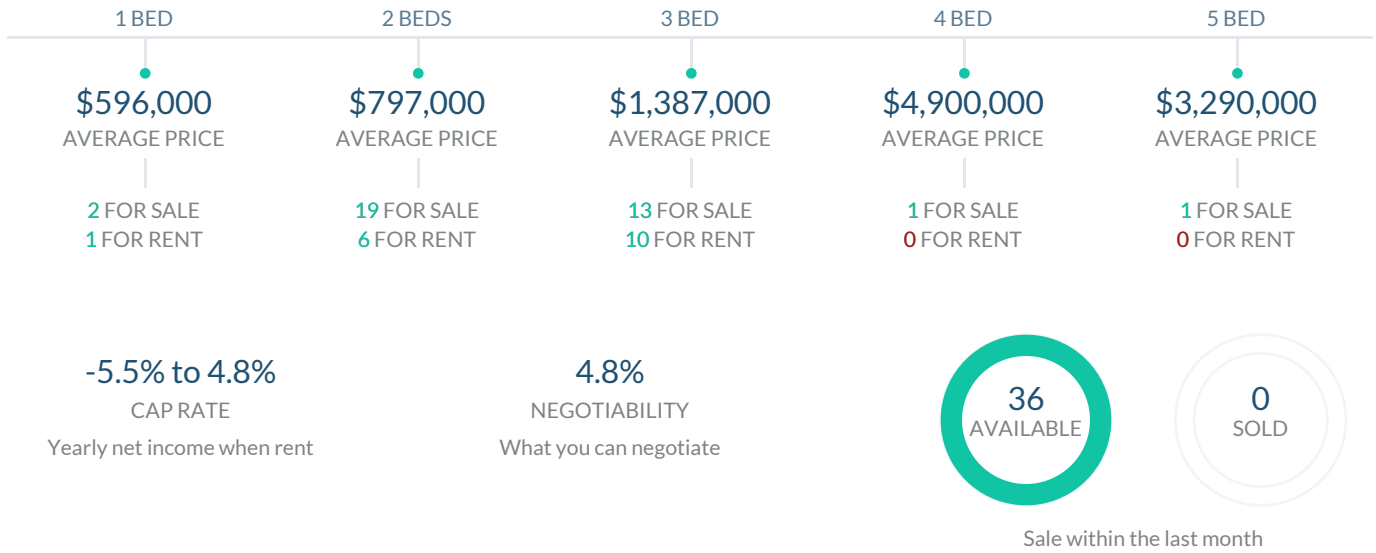
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

School Name	Rating
School For Advanced Studies	10/10
De Hostos Youth Leadership Charter School	1/10
Art and Culture Senior High School	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 1905</p> <p>RENTED FEB 2020</p> <p>2 Bathrooms, 1 Bedroom</p>	<p>\$3,600</p> <p>UNIT 3305</p> <p>RENTED FEB 2020</p> <p>2 Bathrooms, 2 Bedrooms</p>	<p>\$5,200</p> <p>UNIT 1103</p> <p>RENTED FEB 2020</p> <p>3 Bathrooms, 3 Bedrooms</p>
<p>\$3,350</p> <p>UNIT 3104</p> <p>RENTED FEB 2020</p> <p>2 Bathrooms, 1 Bedroom</p>	<p>\$585,000</p> <p>UNIT 2905</p> <p>SOLD FEB 2020</p> <p>2 Bathrooms, 2 Bedrooms</p>	<p>\$3,950</p> <p>UNIT 2308</p> <p>RENTED FEB 2020</p> <p>2 Bathrooms, 2 Bedrooms</p>

Sold

LAST 20 PROPERTIES SOLD IN PARAMOUNT BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2905	\$585,000	2/2	\$510.0	1,147	Jan 2020	43
3308	\$595,000	2/2	\$527.5	1,128	Dec 2019	136
2006	\$1,250,000	2/3	\$747.2	1,673	Dec 2019	232
2009	\$599,000	2/2	\$531.0	1,128	Dec 2019	56
1907	\$793,000	2/3	\$474.0	1,673	Nov 2019	306
4702	\$3,899,000	4/5	\$961.5	4,055	Oct 2019	62
1709	\$633,000	2/2	\$561.2	1,128	Sep 2019	224
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	3/4	\$765.0	2,353	May 2019	103
1901	\$815,000	2/3	\$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
2903	\$1,340,000	3/3	\$784.5	1,708	Dec 2018	238
4201	\$1,250,000	2/3	\$787.2	1,588	Dec 2018	134
PH41...	\$3,450,000	4/5	\$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	3/3	\$654.5	1,673	Aug 2018	202

Rented

LAST 20 PROPERTIES RENTED IN PARAMOUNT BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1905	\$3,400	1/2	\$3.0	1,147	Feb 2020	14
3305	\$3,600	2/2	\$3.1	1,147	Feb 2020	27
1103	\$5,200	3/3	\$3.0	1,708	Feb 2020	110
3104	\$3,350	1/2	\$3.0	1,135	Jan 2020	110
2308	\$3,950	2/2	\$3.5	1,128	Jan 2020	231
2701	\$6,000	2/3	\$3.8	1,588	Jan 2020	43
3208	\$3,280	1/2	\$2.9	1,128	Dec 2019	96
1809	\$3,150	1/2	\$2.5	1,245	Dec 2019	111
3707	\$5,000	2/3	\$3.0	1,673	Nov 2019	69
3707	\$5,000	2/3	\$3.0	1,673	Nov 2019	69
2001	\$6,500	2/3	\$4.1	1,588	Nov 2019	96
2908	\$3,300	1/2	\$2.9	1,128	Nov 2019	29
2801	\$6,300	2/3	\$3.6	1,751	Nov 2019	103
3204	\$4,900	2/2	\$4.3	1,135	Nov 2019	268
2105	\$3,300	1/2	\$2.9	1,147	Nov 2019	105
2907	\$5,400	2/3	\$3.2	1,673	Oct 2019	49
2704	\$3,200	2/2	\$2.8	1,135	Oct 2019	24
3610	\$6,500	3/3	\$3.9	1,679	Oct 2019	13
2601	\$5,500	2/3	\$3.5	1,588	Sep 2019	274
1201	\$4,250	2/3	\$2.7	1,588	Sep 2019	30

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH39...	\$3,290,000	5/6	\$898.9	3660	Feb 2020	
PH43...	\$4,900,000	4/5	\$1,208.4	4055	Feb 2020	
104	\$549,000	2/2	\$335.4	1637	Feb 2020	
104	\$549,000	2/2	\$335.4	1637	Feb 2020	N/A
315	\$499,999	2/2	\$305.4	1637	Feb 2020	
315	\$4,500/mth	2/2	\$2.7	1637	Feb 2020	
603	\$1,080,000	3/3	\$632.3	1708	Feb 2020	CHRISTIAN C...
605	\$593,000	1/2	\$517.0	1147	Feb 2020	LILIAN RAMIR...
701	\$815,000	2/3	\$513.2	1588	Feb 2020	NICOLAS BOFFI
705	\$599,000	1/2	\$522.2	1147	Feb 2020	JAMES JUDD...
707	\$1,050,000	2/3	\$627.6	1673	Feb 2020	
801	\$5,500/mth	2/3	\$3.5	1588	Feb 2020	MARIA MERC...
1103	\$1,050,000	3/3	\$614.8	1708	Feb 2020	PARAMOUNT...
1203	\$5,700/mth	3/3	\$3.3	1708	Feb 2020	
1210	\$1,050,000	3/3	\$625.4	1679	Feb 2020	
1407	\$999,900	2/3	N/A	N/A	Feb 2020	
1501	\$729,900	2/3	\$459.6	1588	Feb 2020	
1502	\$6,000/mth	3/4	\$2.5	2353	Feb 2020	FATIMA PRA...
1502	\$6,000/mth	3/4	\$2.5	2353	Feb 2020	FATIMA PRA...
1601	\$950,000	2/3	\$598.2	1588	Feb 2020	MARCIA CUT...

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1603	\$1,199,000	3/3	\$702.0	1708	Feb 2020	ALVARO TEJE...
1609	\$604,999	2/2	N/A	N/A	Feb 2020	
1609	\$3,400/mth	2/2	\$2.8	1215	Feb 2020	
1702	\$6,100/mth	3/4	\$2.6	2353	Feb 2020	RAY BENZING...
1803	\$5,950/mth	3/3	\$3.5	1708	Feb 2020	LLC BLUE FOR...
1804	\$620,000	2/2	\$546.3	1135	Feb 2020	TRANSINVES...
1902	\$1,690,000	3/4	\$767.8	2201	Feb 2020	INVERSIONES...
1910	\$999,000	3/3	\$595.0	1679	Feb 2020	N/A
1910	\$5,900/mth	3/3	\$3.5	1679	Feb 2020	N/A
2309	\$585,000	2/2	\$518.6	1128	Feb 2020	RAMESH HAR...
2406	\$1,050,000	2/3	\$630.3	1666	Feb 2020	
2409	\$599,000	2/2	\$531.0	1128	Feb 2020	PAUL BREUZA
2506	\$5,500/mth	2/3	\$3.3	1666	Feb 2020	FREDDY SIDI JR
2510	\$1,095,000	3/4	\$652.2	1679	Feb 2020	ALFREDO MI...
2510	\$995,000	3/4	\$592.6	1679	Feb 2020	ALFREDO MI...
2601	\$5,400/mth	2/3	\$3.1	1751	Feb 2020	PETER MEMM...
3104	\$3,350/mth	1/2	\$3.0	1135	Feb 2020	GUILLERMO...
3106	\$1,100,000	2/3	\$660.3	1666	Feb 2020	EDWARD FER...
3301	\$5,300/mth	2/3	\$3.0	1751	Feb 2020	REZA KAVOOSI
3305	\$690,000	2/2	N/A	N/A	Feb 2020	JOSE P BAZZI...

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3307	\$995,000	2/3	\$594.7	1673	Feb 2020	RODRIGO S G...
3410	\$1,250,000	3/3	\$744.5	1679	Feb 2020	IGOR BLATNI...
3501	\$999,500	2/3	N/A	N/A	Feb 2020	NUTS S A R L
3503	\$5,900/mth	3/3	\$3.5	1708	Feb 2020	N/A
3602	\$1,740,000	3/4	\$790.5	2201	Feb 2020	BRAD BUCHA...
3604	\$670,000	2/2	\$590.3	1135	Feb 2020	EDUARDO OT...
3802	\$6,500/mth	3/4	\$3.0	2201	Feb 2020	ALBERTO E SA...
3803	\$7,650/mth	3/3	\$4.5	1708	Feb 2020	NORBERTO B...
3803	\$1,790,000	3/3	N/A	N/A	Feb 2020	NORBERTO B...
4101	\$1,095,000	2/3	\$689.5	1588	Feb 2020	DAVID ANDR...
4102	\$1,799,999	3/4	\$765.0	2353	Feb 2020	JOANNE M W...
4202	\$2,290,000	3/4	\$1,040.4	2201	Feb 2020	
4202	\$8,200/mth	3/4	\$3.7	2201	Feb 2020	