

Market Report

September, 2020



Paramount Bay

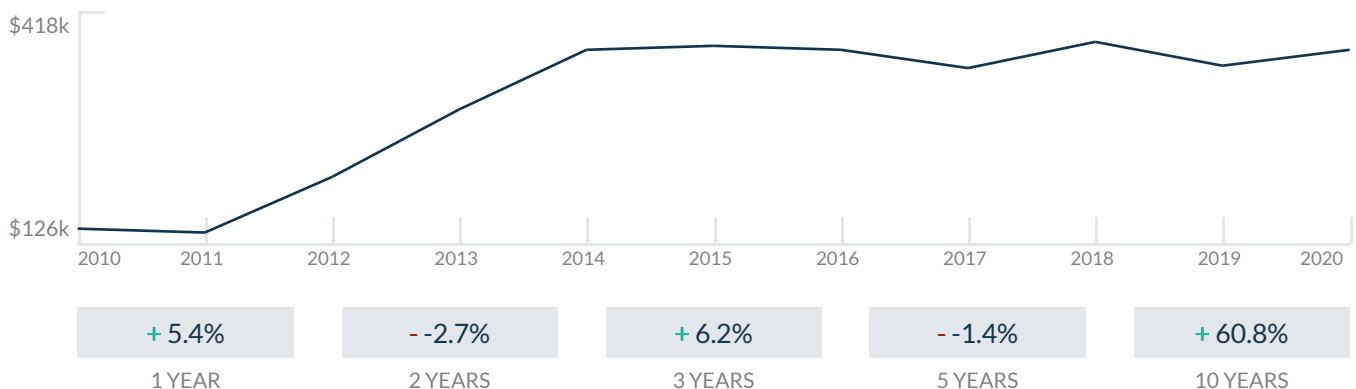
2020 N Bayshore Dr
Miami, FL 33137

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

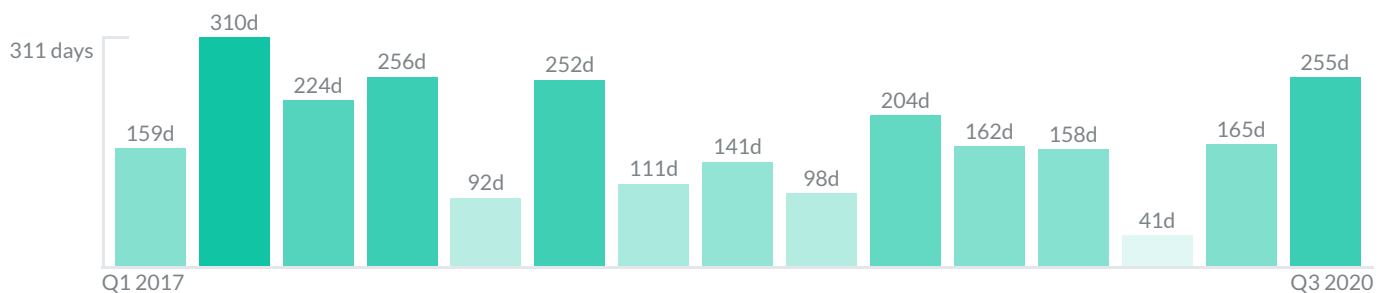
The property stats graph represents the median price evolution since ten years in your postal code area.



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

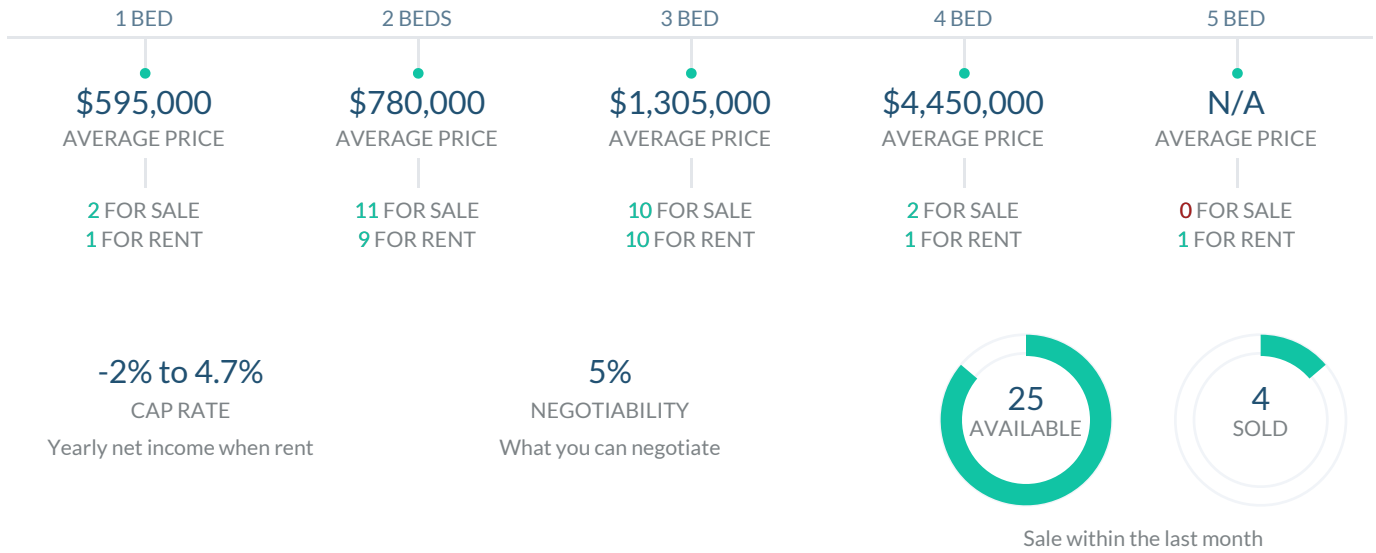
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

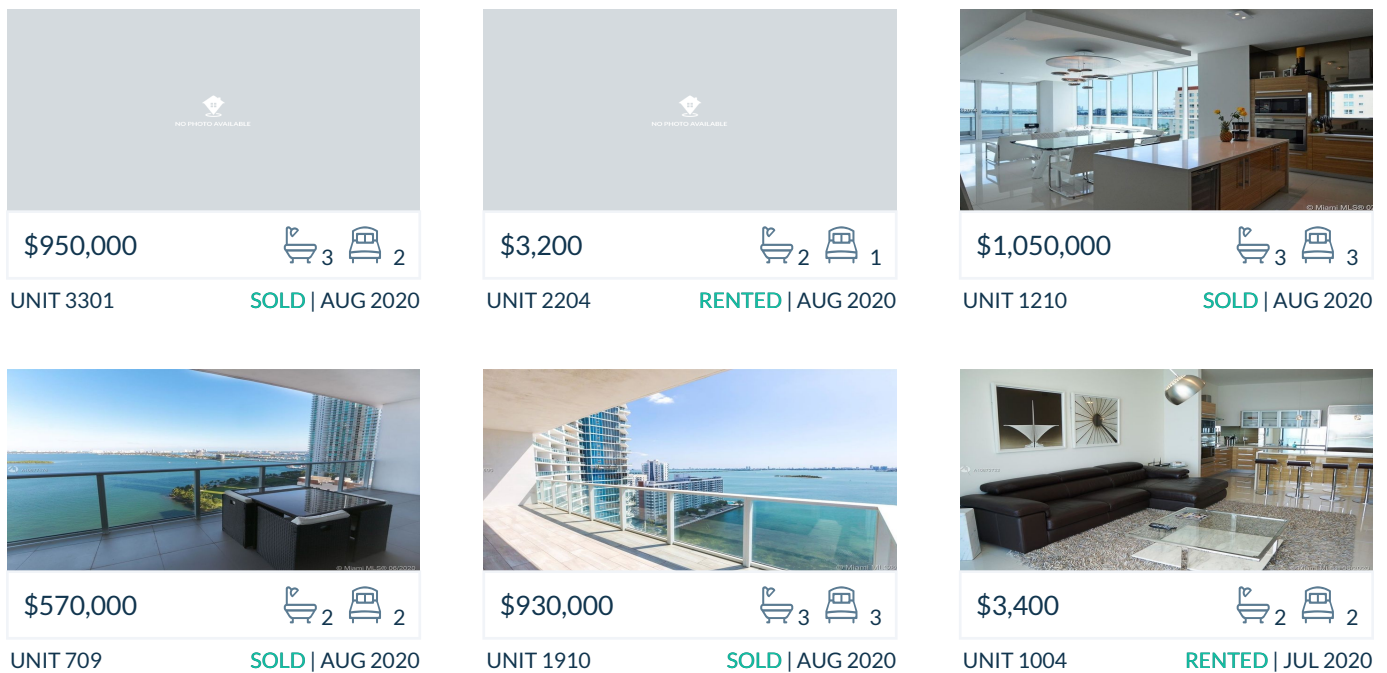
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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



Sold

LAST 20 PROPERTIES SOLD IN PARAMOUNT BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3301	\$950,000	2/3	\$598.2	1,588	Aug 2020	37
1210	\$1,050,000	3/3	\$625.4	1,679	Aug 2020	353
709	\$570,000	2/2	\$505.3	1,128	Aug 2020	3
1910	\$930,000	3/3	\$553.9	1,679	Aug 2020	313
104	\$509,000	2/2	\$310.9	1,637	Jul 2020	783
1601	\$750,000	2/3	\$472.3	1,588	Jul 2020	43
3505	\$699,000	1/2	\$609.4	1,147	Jun 2020	99
3106	\$1,100,000	2/3	\$660.3	1,666	May 2020	231
3407	\$875,000	2/3	N/A	N/A	Mar 2020	39
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

Rented

LAST 20 PROPERTIES RENTED IN PARAMOUNT BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2204	\$3,200	1/2	\$2.8	1,135	Aug 2020	27
1004	\$3,400	2/2	\$3.0	1,135	Jul 2020	34
2603	\$4,800	3/3	\$2.8	1,708	Jul 2020	25
1502	\$5,700	3/4	\$2.4	2,353	Jun 2020	181
2305	\$3,250	1/2	\$2.8	1,147	Jun 2020	79
609	\$3,800	2/2	\$3.4	1,128	Jun 2020	33
3104	\$3,250	1/2	\$2.9	1,135	Jun 2020	18
908	\$3,900	2/2	\$3.2	1,228	May 2020	56
1502	\$5,700	3/4	\$2.4	2,353	May 2020	375
3704	\$3,250	1/2	\$2.9	1,135	May 2020	18
4202	\$8,200	3/4	\$3.7	2,201	Apr 2020	58
1609	\$3,400	2/2	\$2.8	1,215	Mar 2020	29
1803	\$5,950	3/3	\$3.5	1,708	Mar 2020	88
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

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH43...	\$4,900,000	4/5	\$1,208.4	4055	Aug 2020	
PH 41...	\$3,999,999	4/5	\$1,406.0	2845	Aug 2020	PETER JON T...
PH39...	\$9,975/mth	5/6	\$2.5	3996	Aug 2020	
104	\$4,200/mth	2/2	\$2.6	1637	Aug 2020	
603	\$998,500	3/3	\$584.6	1708	Aug 2020	CHRISTIAN C...
607	\$5,300/mth	2/3	\$3.2	1673	Aug 2020	CESAR GONZ...
609	\$590,000	2/2	\$523.0	1128	Jul 2020	JORGE LUIS P...
701	\$815,000	2/3	N/A	N/A	Jun 2020	N/A
701	\$4,500/mth	2/3	\$2.8	1588	Jul 2020	NICOLAS BOFFI
705	\$599,000	1/2	\$522.2	1147	Jul 2020	JAMES JUDD...
707	\$5,300/mth	2/3	\$3.2	1673	Aug 2020	
801	\$5,000/mth	2/3	\$3.1	1588	Jul 2020	MARIA MERC...
806	\$5,000/mth	3/3	\$3.0	1666	Aug 2020	HECTOR E FA...
910	\$5,300/mth	3/3	\$3.2	1679	Aug 2020	N/A
1109	\$3,780/mth	1/2	\$3.4	1128	Aug 2020	CARLOS SAYE...
1407	\$5,000/mth	3/3	\$3.0	1673	Aug 2020	
1410	\$1,250,000	3/3	\$744.5	1679	Aug 2020	VILMA MARIA...
1502	\$1,500,000	3/4	\$637.5	2353	Jul 2020	FATIMA PRA...
1510	\$5,500/mth	3/3	\$3.3	1679	Aug 2020	ANTHONY AB...
1603	\$1,199,000	3/3	\$702.0	1708	Jul 2020	ALVARO TEJE...

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1603	\$5,500/mth	3/3	\$3.2	1708	Aug 2020	ALVARO TEJE...
1705	\$590,000	1/2	\$514.4	1147	Aug 2020	FRANCISCO...
1707	\$5,500/mth	2/3	\$3.3	1673	Jul 2020	MARIA S ALV...
1707	\$1,100,000	2/3	\$657.5	1673	Jul 2020	MARIA S ALV...
1805	\$599,000	2/2	\$522.2	1147	Aug 2020	TOMAS DAVI...
2206	\$964,999	2/3	\$579.2	1666	Jul 2020	AJAYPAL SAR...
2303	\$5,500/mth	3/3	\$3.2	1708	Aug 2020	LIV INVESTM...
2304	\$3,200/mth	2/2	\$2.8	1135	Aug 2020	
2304	\$615,000	2/2	\$541.9	1135	Jul 2020	
2309	\$585,000	2/2	\$518.6	1128	Aug 2020	RAMESH HAR...
2409	\$599,000	2/2	\$531.0	1128	Aug 2020	PAUL BREUZA
2502	\$1,875,000	3/4	\$796.9	2353	Jul 2020	REGINA POZV...
2506	\$5,500/mth	2/3	\$3.3	1666	Jul 2020	FREDDY SIDI JR
2510	\$995,000	3/4	\$592.6	1679	Aug 2020	ALFREDO MI...
2803	\$5,699/mth	3/3	\$3.3	1708	Jul 2020	BHOUSE 390...
2907	\$5,500/mth	2/3	\$3.3	1673	Jul 2020	SERGEI BOBR...
2907	\$1,050,000	2/3	\$627.6	1673	Jul 2020	SERGEI BOBR...
3203	\$5,900/mth	3/3	\$3.5	1708	Jul 2020	ROBERT PITA...
3303	\$1,250,000	3/3	\$731.9	1708	Aug 2020	ALEXANDRE...
3305	\$690,000	2/2	N/A	N/A	Jul 2020	JOSE P BAZZI...

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3410	\$995,000	3/3	\$592.6	1679	Jul 2020	IGOR BLATNI...
3501	\$975,000	2/3	N/A	N/A	Aug 2020	NUTS S A R L
3503	\$5,900/mth	3/3	\$3.5	1708	Jul 2020	N/A
3602	\$1,740,000	3/4	\$790.5	2201	Jun 2020	BRAD BUCHA...
3703	\$5,200/mth	3/3	\$3.0	1708	Aug 2020	N/A
4103	\$1,250,000	3/3	\$731.9	1708	Aug 2020	NELSON K W...
4502	\$20,000/mth	4/5	\$4.9	4055	Jul 2020	YASSINE SAD...