



Paramount Bay

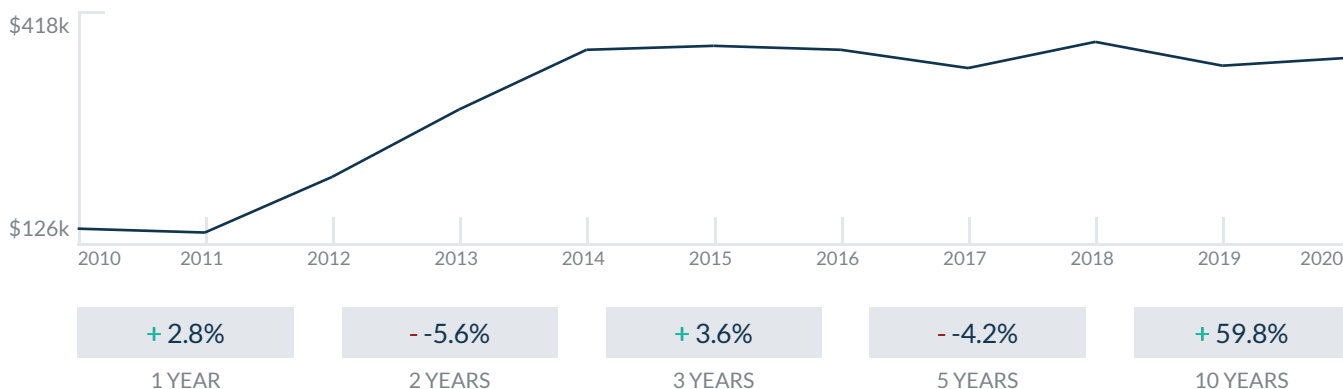
2020 N Bayshore Dr
Miami, FL 33137

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

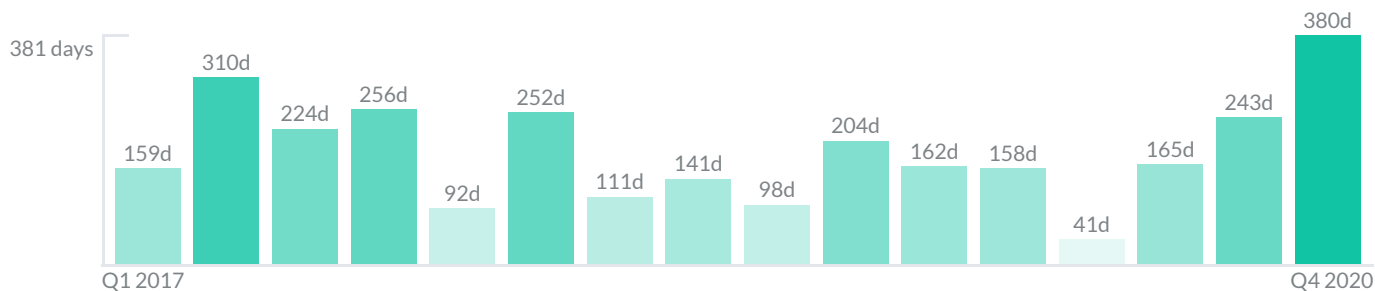
The property stats graph represents the median price evolution since ten years in your postal code area.



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
Artistic Culture Senior High School	10/10

Insights

IN PARAMOUNT BAY

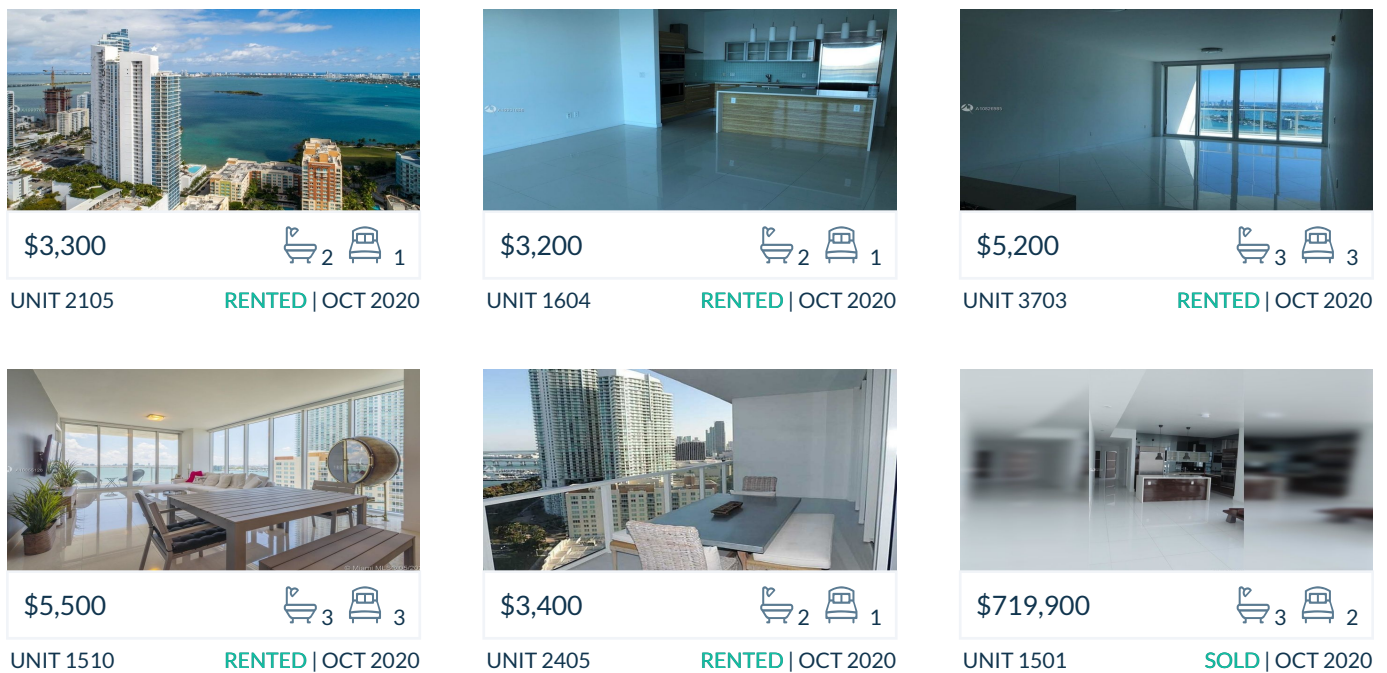
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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



Sold

LAST 20 PROPERTIES SOLD IN PARAMOUNT BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1501	\$719,900	2/3	\$453.3	1,588	Oct 2020	510
1107	\$770,000	2/3	\$460.3	1,673	Oct 2020	54
1804	\$599,000	2/2	\$527.8	1,135	Oct 2020	575
3604	\$650,000	2/2	\$572.7	1,135	Sep 2020	296
3307	\$975,000	2/3	\$582.8	1,673	Sep 2020	117
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

Rented

LAST 20 PROPERTIES RENTED IN PARAMOUNT BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2105	\$3,300	1/2	\$2.9	1,147	Oct 2020	394
1604	\$3,200	1/2	\$2.8	1,135	Oct 2020	19
3703	\$5,200	3/3	\$3.0	1,708	Oct 2020	209
1510	\$5,500	3/3	\$3.3	1,679	Oct 2020	145
2405	\$3,400	1/2	\$3.0	1,147	Oct 2020	27
3610	\$5,900	3/3	\$3.5	1,679	Oct 2020	35
104	\$4,200	2/2	\$2.6	1,637	Oct 2020	67
1705	\$3,200	1/2	\$2.8	1,147	Oct 2020	24
2907	\$5,500	2/3	\$3.3	1,673	Oct 2020	143
1707	\$5,500	2/3	\$3.3	1,673	Oct 2020	142
910	\$5,300	3/3	\$3.2	1,679	Oct 2020	106
PH39...	\$9,975	5/6	\$2.7	3,660	Sep 2020	39
3503	\$5,900	3/3	\$3.5	1,708	Sep 2020	283
2605	\$3,750	1/2	\$3.1	1,214	Sep 2020	38
701	\$4,500	2/3	\$2.8	1,588	Sep 2020	90
3501	\$4,795	2/3	\$3.0	1,588	Sep 2020	60
2204	\$3,200	1/2	\$2.8	1,135	Aug 2020	27
3207	\$5,500	2/3	\$3.3	1,673	Aug 2020	102
1004	\$3,400	2/2	\$3.0	1,135	Jul 2020	34
2603	\$4,800	3/3	\$2.8	1,708	Jul 2020	25

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH39...	\$2,995,000	5/6	\$818.3	3660	Sep 2020	
PH43...	\$4,900,000	4/5	\$1,208.4	4055	Sep 2020	
PH 41...	\$3,999,999	4/5	\$1,406.0	2845	Sep 2020	PETER JON T...
103	\$3,400/mth	2/2	\$2.1	1637	Oct 2020	N/A
104	\$509,000	2/2	\$310.9	1637	Sep 2020	N/A
315	\$4,500/mth	2/2	\$2.7	1637	Sep 2020	
601	\$850,000	2/3	\$535.3	1588	Oct 2020	MARC D POW...
601	\$850,000	2/3	\$535.3	1588	Oct 2020	MARC D POW...
603	\$970,000	3/3	\$567.9	1708	Sep 2020	CHRISTIAN C...
607	\$5,300/mth	2/3	\$3.2	1673	Sep 2020	CESAR GONZ...
609	\$590,000	2/2	\$523.0	1128	Sep 2020	JORGE LUIS P...
701	\$799,000	2/3	N/A	N/A	Sep 2020	NICOLAS BOFFI
702	\$8,000/mth	3/4	\$3.6	2201	Sep 2020	CLAUDIA CRI...
705	\$585,000	1/2	\$510.0	1147	Oct 2020	JAMES JUDD...
707	\$965,000	3/3	\$576.8	1673	Oct 2020	
707	\$5,300/mth	2/3	\$3.2	1673	Sep 2020	
806	\$5,000/mth	3/3	\$3.0	1666	Oct 2020	HECTOR E FA...
1109	\$3,780/mth	1/2	\$3.4	1128	Sep 2020	CARLOS SAYE...
1203	\$5,700/mth	3/3	\$3.3	1708	Sep 2020	
1210	\$5,500/mth	3/3	\$3.3	1679	Sep 2020	

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1407	\$999,900	2/3	\$597.7	1673	Sep 2020	
1407	\$4,800/mth	3/3	\$2.9	1673	Sep 2020	
1407	\$950,000	2/3	\$567.8	1673	Oct 2020	
1407	\$4,800/mth	3/3	\$2.9	1673	Oct 2020	
1410	\$1,250,000	3/3	\$744.5	1679	Sep 2020	VILMA MARIA...
1502	\$1,500,000	3/4	\$637.5	2353	Sep 2020	FATIMA PRA...
1603	\$1,149,000	3/3	\$672.7	1708	Oct 2020	ALVARO TEJE...
1603	\$5,500/mth	3/3	\$3.2	1708	Oct 2020	ALVARO TEJE...
1705	\$590,000	1/2	\$514.4	1147	Sep 2020	FRANCISCO...
1707	\$1,100,000	2/3	\$657.5	1673	Sep 2020	MARIA S ALV...
1707	\$1,100,000	2/3	\$657.5	1673	Oct 2020	MARIA S ALV...
1805	\$599,000	2/2	\$522.2	1147	Oct 2020	TOMAS DAVI...
1902	\$1,690,000	3/4	\$767.8	2201	Oct 2020	INVERSIONES...
1910	\$5,900/mth	3/3	\$3.5	1679	Sep 2020	N/A
2206	\$929,000	2/3	\$557.6	1666	Oct 2020	AJAYPAL SAR...
2304	\$3,200/mth	2/2	\$2.8	1135	Sep 2020	
2304	\$599,000	2/2	\$527.8	1135	Oct 2020	
2309	\$585,000	2/2	\$518.6	1128	Sep 2020	N/A
2309	\$585,000	2/2	\$518.6	1128	Oct 2020	RAMESH HAR...
2406	\$995,000	2/3	\$597.2	1666	Sep 2020	

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2406	\$3,700/mth	2/3	\$2.2	1666	Sep 2020	
2409	\$599,000	2/2	\$531.0	1128	Oct 2020	PAUL BREUZA
2502	\$1,875,000	3/4	\$851.9	2201	Oct 2020	REGINA POZV...
2506	\$5,500/mth	2/3	\$3.3	1666	Sep 2020	FREDDY SIDI JR
2510	\$945,000	3/4	\$562.8	1679	Oct 2020	ALFREDO MI...
2601	\$5,400/mth	2/3	\$3.1	1751	Sep 2020	PETER MEMM...
2704	\$3,500/mth	2/2	\$3.1	1135	Sep 2020	ANTONIO H N...
2704	\$645,000	2/2	\$568.3	1135	Oct 2020	ANTONIO H N...
2803	\$5,699/mth	3/3	\$3.3	1708	Sep 2020	BHOUSE 390...
2907	\$1,050,000	2/3	\$627.6	1673	Sep 2020	SERGEI BOBR...
3203	\$5,900/mth	3/3	\$3.5	1708	Oct 2020	ROBERT PITA...
3303	\$1,250,000	3/3	\$731.9	1708	Sep 2020	ALEXANDRE...
3305	\$650,000	2/2	\$566.7	1147	Oct 2020	JOSE P BAZZI...
3410	\$1,149,900	3/3	\$684.9	1679	Sep 2020	IGOR BLATNI...
3410	\$6,300/mth	3/3	\$3.8	1679	Sep 2020	IGOR BLATNI...
3410	\$995,000	3/3	\$592.6	1679	Sep 2020	IGOR BLATNI...
3501	\$975,000	2/3	N/A	N/A	Sep 2020	NUTS S A R L
3602	\$1,699,999	3/4	\$772.4	2201	Oct 2020	BRAD BUCHA...
3609	\$3,900/mth	1/2	\$3.5	1128	Sep 2020	CYNTHIA CAR...
3801	\$950,000	2/3	\$598.2	1588	Oct 2020	CHRISTOPHE...

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3803	\$7,650/mth	3/3	\$4.5	1708	Sep 2020	NORBERTO B...
3803	\$1,790,000	3/3	N/A	N/A	Sep 2020	NORBERTO B...
4101	\$999,000	2/3	\$629.1	1588	Sep 2020	DAVID ANDR...
4103	\$1,250,000	3/3	\$731.9	1708	Oct 2020	NELSON K W...
4502	\$19,500/mth	4/5	\$4.8	4055	Oct 2020	YASSINE SAD...